



**ROOM A | 130 6TH STREET WEST
COLUMBIA FALLS, MT 59912**

**PHONE (406) 892-4391
FAX (406) 892-4413**

**CITY COUNCIL REGULAR MEETING
AGENDA
MONDAY, AUGUST 04, 2025
COUNCIL CHAMBERS CITY HALL**

FINANCE COMMITTEE – 6:30 P.M

(Barnhart, Piper and Price)

Contact City Clerk Barb Staalnd for regular meeting virtual information by calling 406-892-4388 or email staalndb@cityofcolumbiafalls.com before 5:00 PM the day of the meeting.

REGULAR MEETING – 7:00 P.M.

CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA

CONSENT AGENDA:

- [1.](#) Approval of Claims - August 4, 2025 - \$559,880.81
- [2.](#) Approval of Payroll Claims - August 1, 2025 - \$142,909.89
- [3.](#) Approval of the Regular Council Meeting Minutes - July 21, 2025
- [4.](#) Correction of Legal Description on Ordinance #833
- [5.](#) Approval of Blue for Days LLC Plant Investment Fee Agreement, 1128 3rd Ave. E. and authorize City Manager to Execute

VISITORS/PUBLIC COMMENT (Items not on agenda)

NOTICE OF PUBLIC HEARINGS/PUBLIC HEARINGS:

- [6.](#) Preliminary Budget - Water and Sewer Enterprise Funds; Debt Service

REPORTS / BUSINESS FROM MAYOR & COUNCIL

CITY MANAGER REPORT

- [7.](#) City Manager's Report

CITY ATTORNEY REPORT

MISCELLANEOUS

- [8.](#) Correspondence
- [9.](#) Fire Department July Reports
- [10.](#) Police Department July Reports

ADJOURN

Next Scheduled Meetings:

City Council - Regular Meeting, **Monday, August 18, 2025** - 7:00 PM

Planning Board - TBD

Study Commission Meeting - **Wednesday, August 20, 2025** - 5:00 PM

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CITY OF COLUMBIA FALLS
Claim Approval List
For the Accounting Period: 7/25

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Report ID: AP100V

* ... Over spent expenditure

Claim/	Check	Vendor #/Name/ Invoice #/Inv Date/Description	Document \$/ Line \$	Disc \$	PO #	Fund Org Acct	Object	Proj	Cash Account
47725		3112 406 CLEANING OF COLUMBIA FALLS	3,400.00						
	578	07/24/25 FAC- JULY JANITORIAL SERVICE	3,400.00			1000 411200	399		101000
		Total for Vendor:	3,400.00						
		*** Claim from another period (6/25) ****							
47702		1774 ADVANCED REFRIGERATION &	480.00						
	129467	06/19/25 SWR-EFFLUENT COMPOSITE SAMPLER	480.00			5310 430600	360		101000
		Total for Vendor:	480.00						
47734	E	997 CENTURYLINK - ELECTRONIC PAY	628.94						
	071825	07/18/25 CRT-7/18/25-8/17/25	26.77			1000 410360	345		101000
	071825	07/18/25 PD-7/18/25-8/17/25	115.66			1000 420100	345		101000
	071825	07/18/25 FD-7/18/25-8/17/25	85.10			1000 420400	345		101000
	071825	07/18/25 POOL-7/18/25-8/17/25	85.10			1000 460445	345		101000
	071825	07/18/25 STRTS-7/18/25-8/17/25	83.73			2500 430200	345		101000
	071825	07/18/25 WTR-7/18/25-8/17/25	47.97			5210 430500	345		101000
	071825	07/18/25 SWR-7/18/25-8/17/25	120.66*			5310 430600	345		101000
	071825	07/18/25 COMP SER-7/18/25-8/17/25	63.95			1000 410580	345		101000
		Total for Vendor:	628.94						
47721	E	3028 CENTURYLINK - LUMEN - ELECTRONIC FIBER AND DATA ONLINE	378.26						
	744636289	07/16/25 COMP-6/16/25-07/15/25	377.91			1000 410580	345		101000
	744719522	07/20/25 LONG DISTANCE	0.35			1000 410580	345		101000
		Total for Vendor:	378.26						
47722		14 CITY OF COLUMBIA FALLS	3,701.56						
	072425	07/24/25 FAC-06/18/25-07/18/25	156.67			1000 411200	342		101000
	072425	07/24/25 FD-06/18/25-07/18/25	38.96			1000 420400	342		101000
	072425	07/24/25 STRS-06/18/25-07/18/25	91.80			2500 430200	342		101000
	072425	07/24/25 WTR-06/18/25-07/18/25	54.04			5210 430500	342		101000
	072425	07/24/25 SWR-06/18/25-07/18/25	99.14*			5310 430600	342		101000
	072425	07/24/25 PRK-06/18/25-07/18/25	2,514.26			1000 460400	342		101000
	072425	07/24/25 POOL-06/18/25-07/18/25	746.69			1000 460445	342		101000
		Total for Vendor:	3,701.56						

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Claim/	Check	Vendor #/Name/	Document \$/	Disc \$							Cash
		Invoice #/Inv Date/Description	Line \$		PO #	Fund	Org	Acct	Object	Proj	Account
*** Claim from another period (6/25) ****											
47745		1711 COMFORT SYSTEMS USA	2,059.49								
	01/01/25 - 03/31/25	scheduled billing									
	92021362	06/27/25 FD-ANNUAL HEATING MAINT CONT	700.22			1000		411200	366		101000
	92021362	06/27/25 SWR- WWTP 000 VETERANS	453.08			5310		430600	366		101000
	92021362	06/27/25 SWR-ANNUAL MAINT LIFT STAT 3	61.79			5310		430600	366		101000
	92021362	06/27/25 SWR-ANNUAL MAINT LIFT STAT 4	61.79			5310		430600	366		101000
	92021362	06/27/25 STRS-ANNUAL MAINT STRT SHOP	82.37			2500		430200	366		101000
	92021362	06/27/25 FAC-CITY HALL ANNUAL MAINTEN	638.45			1000		411200	366		101000
	92021362	06/27/25 FAC-PD SHED ANNUAL MAINTENAN	61.79			1000		411200	366		101000
		Total for Vendor:	2,059.49								
47705		1679 COMMERCIAL MACHINE SERVICES INC.	75.00								
	58180	07/10/25 SWR-SLEEVE REMOVED & POLISHED	75.00			5310		430600	240		101000
		Total for Vendor:	75.00								
47717		3026 DAILY INTER LAKE	158.55								
	PRELIM BUDGET, SPECIAL ASSESMENT AND PML 2nd PAYMENT										
	38110	07/06/25 FIN-NOPH PRE BUDGET	158.55			1000		410500	331		101000
		Total for Vendor:	158.55								
47751		532 DON "K" CHEVROLET	906.45								
	2022	DODGE CHARGER - Car #24									
	296010-3	07/02/25 PD-CAR#24 CHARGER THERMOSTAT	906.45			1000		420100	361		101000
		Total for Vendor:	906.45								
47710		3324 DOUBLE DIAMOND CONTRACTING INC.	2,075.00								
	1675	TALBOT RD. 69 CEDAR POINTE LOOP									
	12664	07/21/25 GT-ASPHALT REPAIRS	1,375.00*			2820		430200	399		101000
	12664	07/21/25 SWR-ASPHALT REPAIRS	700.00*			5310		430600	399		101000
		Total for Vendor:	2,075.00								
47703		3323 DOYLE, ANDREW	408.00								
	071625	07/16/25 PD-INTOX TRAVEL EXPENSE	408.00			1000		420100	380		101000
		Total for Vendor:	408.00								

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47749		3328 EBARA HG	5,311.34						
	115541	07/22/25 SWR-WWTP RAS PUMP PARTS	5,311.34			5310 430600	240		101000
		Total for Vendor:	5,311.34						
47711		438 FERGUSON WATERWORKS	4,501.92						
	0930215	07/15/25 WTR-2" METER GSKT	19.04			5210 430500	230		101000
	0930557	07/21/25 WTR-METER RADIOS	4,482.88			5210 430500	230		101000
		Total for Vendor:	4,501.92						
47706		3322 FIELDS, JOSH	543.48						
	071525	07/15/25 PD-INTOX TRAVEL EXPENSE	543.48			1000 420100	380		101000
		Total for Vendor:	543.48						
47744		2813 FIRE CATT, LLC	4,580.00						
11,105		FT OF FIRE HOSE TESTED AND 235 GROUND LADDER TESTING							
	16545	07/25/25 FD-FIRE HOSE/LADDER TESTING	4,580.00			1000 420400	394		101000
		Total for Vendor:	4,580.00						
		*** Claim from another period (6/25) ****							
47732		22 FLATHEAD COUNTY CLERK & RECORDER	16.00						
		Notice of land & water conservation grant between the City & MTFWP Fenholt Park							
	1106313	06/02/25 FIN-FENHOLT DEED RESTRICTION	16.00			1000 410500	390		101000
		Total for Vendor:	16.00						
		*** Claim from another period (6/25) ****							
47712		3316 HCG WEIGHT LOSS & FAMILY CLINIC	125.00						
	21274	05/30/25 SWR-DOT PHYSICAL G.JENKINS	125.00*			5310 430600	399		101000
		Total for Vendor:	125.00						
47697		2791 IDEXX DISTRIBUTION, INC.	244.28						
	3179422056	07/07/25 SWR-GAMMA IRRAD COLILERT 2	244.28			5310 430600	222		101000
		Total for Vendor:	244.28						
47754		2451 INDUSTRIAL PROCESS CONTROLS INC	39,900.00						
	1489	07/28/25 WTR-HORINE WELL REPAIR	39,900.00*			5210 430500	360		101000
		Total for Vendor:	39,900.00						

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		Invoice #/Inv Date/Description	Line \$		PO #	Fund	Org	Acct	Object	Proj	Account
47741		260 INSTY-PRINTS OF KALISPELL	160.00								
	264367	07/10/25 PD-BC FOR FIELDS AND DOYLE	160.00			1000		420100	210		101000
		Total for Vendor:	160.00								
47743		3289 JOST, JEREMIAH	108.00								
AUG 1ST-2ND											
	072825	07/28/25 FD-MT DRIVE SCHOOL TRAVEL EXP	108.00			1000		420400	380		101000
		Total for Vendor:	108.00								
47747		3326 KIENAS, TANNER	108.00								
MONTANA DRIVE SCHOOL		08/01/25-08/02/25									
	070825	07/28/25 FD-MT DRIVE SCHOOL TRAVEL EXP	108.00			1000		420400	380		101000
		Total for Vendor:	108.00								
		*** Claim from another period (6/25) ****									
47730		2865 KING, KELLY	125.00								
REIMBUSMENT FOR CDL AT ALPINE FAMILY MEDICINE											
	050825	05/08/25 STRS-CDL MED PHYSICAL	125.00			2500		430200	399		101000
		Total for Vendor:	125.00								
47698		1080 LES SCHWAB TIRE CENTER	1,611.85								
	9050063109	07/01/25 PRK-FLAT TIRE REPAIR	41.99			1000		460400	361		101000
	9050063316	07/15/25 PRK-TIRES (2)	377.98			1000		460400	361		101000
	9050063435	07/22/25 PD-UNIT 24 TIRES	1,191.88			1000		420100	361		101000
		Total for Vendor:	1,611.85								
47700		162 LOGAN HEALTH - WHITEFISH	21.00								
.											
	69270877	07/04/25 PD-EVIDENCE	21.00			1000		420100	390		101000
		Total for Vendor:	21.00								
47701		2595 MACON SUPPLY, INC	24.00								
	278354	07/14/25 SWR-HEADWORKS ROOF REPAIR	24.00			5310		430600	240		101000
		Total for Vendor:	24.00								

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47707		282 MONTANA DEPT. OF LABOR &	108.00								
	071025	07/10/25 POOL-BOILER OPERATING CERT FEE	36.00			1000		460445	390		101000
	071025	07/10/25 FAC-BOILER OPERATING CERT FEE	36.00			1000		411200	390		101000
	071025	07/10/25 FAC-BOILER OPERATING CERT FEE	36.00			1000		411200	390		101000
		Total for Vendor:	108.00								
		*** Claim from another period (6/25) ****									
47739		707 MONTANA DEPT. OF REVENUE	3,894.17								
	WWTP PAY APP #11	1% STATE WITHHOLING-PROSPECT									
	WWTP11	07/01/25 WWTP-PAY APP #11 1%	3,894.17			5310		430600	930		101000
		Total for Vendor:	3,894.17								
47753		3152 MONTANA ELITE LLC	883.00								
	2544-1	07/28/25 WTR-HORINE WELL REPAIR	883.00*			5210		430500	360		101000
		Total for Vendor:	883.00								
47723		103 MONTANA LAW ENFORCEMENT ACADEMY	1,116.00								
		R.THOMPSON - FIREARMS INSTRUCTION 07/11/25-07/15/25									
		A.GREEN - LEOB ACADAMY JULY									
	25268	07/24/25 PD-R.THOMPSON REG/LODGING	600.00			1000		420100	380		101000
	25238	07/22/25 PD-A.GREEN MEALS/LODGING	516.00			1000		420100	380		101000
		*** Claim from another period (6/25) ****									
47750		103 MONTANA LAW ENFORCEMENT ACADEMY	1,548.00								
		A.GREEN - LEOB ACADAMY APRIL-JUNE									
	25238	07/22/25 PD-A.GREEN MEALS/LODGE APR-JNE	1,548.00			1000		420100	380		101000
		Total for Vendor:	2,664.00								
47724		3133 MONTANA MUNICIPAL INTERLOCAL	78,607.00								
		LIABILITY PROGRAM									
	2026-1	07/01/25 CLI-FY PREMIUM 25/26	41,110.00*			1000		510330	510		101000
	2026-1	07/01/24 WTR-FY PREMIUM 25/26	6,089.00*			5210		510330	510		101000
	2026-1	07/01/25 SWR-FY PREMIUM 25/26	31,408.00*			5310		510330	510		101000
		Total for Vendor:	78,607.00								

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47729		2004 MONTANA STATE UNIVERSITY	95.00						
		HAZARDOUS MATERIALS CERTIFICATION							
	219-50	07/24/25 FD-M.JOHNSON HAZ MAT CERT	95.00			1000 420400	380		101000
		Total for Vendor:	95.00						
47728		3119 MONTANA TRUCK WORKS, LLC	6,329.17						
	825	07/18/25 FD-#433 COMP COOLING SYS	6,329.17			1000 420400	361		101000
		Total for Vendor:	6,329.17						
47740		1247 MURDOCH'S RANCH & HOME	83.95						
	2255901	07/02/25 PRK-LYNCH PIN	1.99			1000 460400	220		101000
	253611	07/11/25 PRK-NYLON LINE	31.98			1000 460400	220		101000
	259127	07/15/25 PRK-CHAIN LOOP	24.99			1000 460400	220		101000
	4253957	07/14/25 PRK-NITRILE GLOVES	24.99			1000 460400	220		101000
		Total for Vendor:	83.95						
47713		52 NAPA AUTO PARTS	105.95						
	121059	07/16/25 FD-ABSORBENT MAT	42.97			1000 420400	220		101000
	121246	07/18/25 SWR-WELDING ROD	37.99			5310 430600	220		101000
	121840	07/24/25 FD-TRAILOR WIRE HARNESS	24.99			1000 420400	232		101000
		Total for Vendor:	105.95						
47742		2816 O'REILLY AUTO PARTS	71.61						
	127532	07/25/25 PD-#24 HEADLIGHT	71.61			1000 420100	232		101000
		Total for Vendor:	71.61						
		*** Claim from another period (6/25) ****							
47718		3085 ORTHOPEDIC REHAB INC	200.00						
		Pre screen testing 6/15/25							
	071525	07/15/25 FD-P SCR N S.MAINSOLSI 6/15/25	200.00			1000 420400	390		101000
		Total for Vendor:	200.00						
47708		1181 PARSONS TRACTOR & IMPLEMENT	81.97						
	103084	07/16/25 PRK-KUB-KIT BLADE	81.97			1000 460400	240		101000
		Total for Vendor:	81.97						

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47709		1888 PLETCH ELECTRIC INC	150.00						
	5869	07/02/25 PRK-WIRING FOR WATERFALL PUMP	150.00			1000 460400	399		101000
		Total for Vendor:	150.00						
47733		3192 POP A SQUAT PORTABLES	760.00						
		RIVERS EDGE, TALBOT BIKE PATH, HORINE, PINWOOD, WELCOME PARK, RAILROAD , DEPOT, TENNIS COURTS							
	19925	07/25/25 PRKS-PORTA POTTIES (8)	760.00			1000 460400	399		101000
		Total for Vendor:	760.00						
47726		66 POSTMASTER	2,000.00						
		BILL CARD POSTAGE							
	072425	07/24/25 SWR-BILL CARD POSTAGE	1,000.00			5310 430600	310		101000
	072425	07/24/25 WTR-BILL CARD POSTAGE	1,000.00			5210 430500	310		101000
		Total for Vendor:	2,000.00						
		*** Claim from another period (6/25) ****							
47738		3277 PROSPECT CONSTRUCTION INC	385,523.18						
		PAY APP #10 Application Period 05/25/25-06/25/25							
	PAY APP 11	07/01/25 SWR-WWTP PAY APP11 5/25-6/	385,523.18			5310 430600	930		101000
		Total for Vendor:	385,523.18						
47731		1042 SANDS SURVEYING, INC.	2,032.50						
	40061	07/23/25 P/Z-ROUTINE SRVS 6/24-7/21/25	2,032.50			1000 411000	399		101000
		Total for Vendor:	2,032.50						
47752		999999 SHARON STEVENS	187.92						
	073125	07/31/25 WTR-S.STEVENS TENANT ACH REFND	187.92			5210 214010			101000
		Total for Vendor:	187.92						
47720	E	2852 SPECTRUM ENTERPRISE - CHARTER -	165.00						
		AUTO PAY							
	0171600070	07/06/25 SWR-INTERNET 7/06/25-08/05	165.00*			5310 430600	345		101000
		Total for Vendor:	165.00						

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		Invoice #/Inv Date/Description	Line \$		PO #	Fund Org Acct	Object	Proj	Account	
47699		2746 SPIRIT DOCUMENT SERVICES	126.00							
	071525	07/15/25 FIN-DISP CONFIDENTIAL RCRDS	42.00			1000 410500	390		101000	
	071525	07/15/25 WTR-DISP CONFIDENTIAL RCRDS	42.00			5210 430500	390		101000	
	071525	07/15/25 SWR-DISP CONFIDENTIAL RCRDS	42.00*			5310 430600	390		101000	
		Total for Vendor:	126.00							
47715		3297 Staples, Inc	591.00							
	6036543623	07/08/25 PRK-TRASH LINERS (4)	93.08			1000 460400	224		101000	
	6036543624	07/08/25 POOL-RECIPT BOOK	21.56			1000 460445	210		101000	
	6036611072	07/09/25 FAC-DISINFECTANT/TOWELS/TP	295.15			1000 411200	224		101000	
	6036263962	07/02/25 FIN-COPY PAPER (3)	45.32			1000 410500	210		101000	
	6036263962	07/02/25 WTR-COPY PAPER (3)	45.32			5210 430500	210		101000	
	6036263962	07/02/25 SWR-COPY PAPER (3)	45.32			5310 430600	210		101000	
	6036263963	07/02/25 FIN-LAMINATING POUCHES/WIP	15.08			1000 410500	210		101000	
	6036263963	07/02/25 WTR-LAMINATING POUCHES/WIP	15.08			5210 430500	210		101000	
	6036263963	07/02/25 SWR-LAMINATING POUCHES/WIP	15.09			5310 430600	210		101000	
		Total for Vendor:	591.00							
47736		1653 SUPER 1 FOODS	29.41							
	3912373	07/01/25 PKS-SLIDE	5.96*			4010 460400	940		101000	
	2362640	07/08/25 FD-LINT ROLLER	5.93			1000 420400	220		101000	
	3105956	07/19/25 SWR-2 CASES WATER	17.52			5310 430600	222		101000	
		Total for Vendor:	29.41							
47716		2699 THE MAIL ROOM, INC	286.26							
	INVOICE # D125465 6/30/25-07/11/25									
	D125465	07/14/25 PD-MAIL SRVS 6/30/25-7/09/25	10.54			1000 420100	310		101000	
	D125465	07/14/25 FIN-MAIL SRVS 6/30/25-7/09/25	27.18			1000 410500	310		101000	
	D125465	07/14/25 WTR-MAIL SRVS 6/30/25-7/09/25	51.83			5210 430500	310		101000	
	D125465	07/14/25 SWR-MAIL SRVS 6/30/25-7/09/25	51.83			5310 430600	310		101000	
	D125465	07/14/25 CRT-MAIL SRVS 6/30/25-7/09/25	99.26			1000 410360	310		101000	
	D125465	07/14/25 PNZ-MAIL SRVS 6/30/25-7/09/25	44.90			1000 411000	310		101000	
	D125465	07/14/25 FD-MAIL SRVS 6/30/25-7/09/25	0.72			1000 420400	310		101000	
		Total for Vendor:	286.26							

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Page: 9 of 12
Report ID: AP100V

* ... Over spent expenditure

Claim/	Check	Vendor #/Name/ Invoice #/Inv Date/Description	Document \$/ Line \$	Disc \$	PO #	Fund Org Acct	Object	Proj	Cash Account
47727		2969 THE RADAR SHOP INC.	91.00						
	26337	07/03/25 PD-RADAR UNITS RECERTIFIED	91.00			1000 420100	390		101000
		Total for Vendor:	91.00						
47735		1623 THE UPS STORE #4515	26.78						
	031770	07/07/25 PD-EVIDENCE SHIPPING	13.39			1000 420100	310		101000
	032164	07/21/25 PD-EVIDENCE SHIPPING	13.39			1000 420100	310		101000
		Total for Vendor:	26.78						
47704		3200 USABLUBOOK	850.60						
	760016	07/08/25 SWR-TESTS / PIPETS	850.60			5310 430600	222		101000
		Total for Vendor:	850.60						
47719	E	1218 VERIZON WIRELESS - ELECTRONIC	1,598.64						
	6118427779	07/12/25 ADMIN- 6/13/25-7/12/25	34.90*			1000 410400	345		101000
	6118427779	07/12/25 FIN-6/13/25-7/12/25	34.90			1000 410500	345		101000
	6118427779	07/12/25 FD-6/13/25-7/12/25	140.47			1000 420400	345		101000
	6118427779	07/12/25 FAC-6/13/25-7/12/25	12.45			1000 411200	345		101000
	6118427779	07/12/25 STRS-6/13/25-7/12/25	112.01			2500 430200	345		101000
	6118427779	07/12/25 PD-6/13/25-7/12/25	868.91			1000 420100	345		101000
	6118427779	07/12/25 PRKS-6/13/25-7/12/25	49.78			1000 460400	345		101000
	6118427779	07/12/25 WTR-6/13/25-7/12/25	198.33			5210 430500	345		101000
	6118427779	07/12/25 SWR-6/13/25-7/12/25	97.11*			5310 430600	345		101000
	6118427779	07/12/25 CRT-6/13/25-7/12/25	49.78			1000 410360	345		101000
		Total for Vendor:	1,598.64						
47746		3325 VESSELS, FRANK	108.00						
		MONTANA DRIVE SCHOOL 8/1/25-8/02/25							
	072825	07/28/25 FD-MT DRIVE SCHOOL TRAVEL EXP	108.00			1000 420400	380		101000
		Total for Vendor:	108.00						
47748		3327 VISION MARKETING PASSPORT SYSTEM	180.05						
	2152	07/23/25 FD-NAME TAGS	180.05			1000 420400	220		101000
		Total for Vendor:	180.05						

07/31/25
12:32:59

CITY OF COLUMBIA FALLS
Claim Approval List
For the Accounting Period: 7/25

Page: 10 of 12
Report ID: AP100V

* ... Over spent expenditure

Claim/	Check	Vendor #/Name/ Invoice #/Inv Date/Description	Document \$/ Line \$	Disc \$	PO #	Fund Org Acct	Object	Proj	Cash Account
47737		84 WESTERN BUILDING CENTER	399.53						
	1457694	07/03/25 PRK-SKATEPARK SIGN	76.80			1000 460400	220		101000
	1466895	07/10/25 PRK-TREATED 6X6 SLIDE	150.00*			4010 460400	940		101000
	1475762	07/15/25 FAC-MENS RESTROOM LIGHTS	32.28			1000 411200	240		101000
	1475383	07/15/25 FAC-MENS RESTROOM TOGGLE SWIT	4.99			1000 411200	240		101000
	1474575	07/15/25 STR-GATE VALVE	69.99			2500 430200	240		101000
	1476695	07/16/25 WTR-METER PARTS	54.04			5210 430500	220		101000
	1478389	07/16/25 WTR-HORINE WELL FASTENERS	0.84*			5210 430500	240		101000
	1478303	07/16/25 WTR-HORINE WELL FASTENERS	2.60*			5210 430500	240		101000
	1489045	07/23/25 FD-SILICONE	7.99			1000 420400	220		101000
		Total for Vendor:	399.53						
		# of Claims	57	Total:	559,880.81	# of Vendors	52		
		Total Electronic Claims			2,770.84				
		Total Non-Electronic Claims			557109.97				

The following Claims are non-routine and/or significant in nature:

- 1.Industrial Process Controls Inc: \$33,900.00 - repair Horine Well. (Fund 5210)
- 2.Montana Municipal Interlocal: \$78,607.00 - FY Insurance Premium 25/26. (Fund 1000, 5210, 5310)
- 3.Prospect Construction Inc: \$385,523.18 - WWTP ARPA Grant. (Funds 5310)

The remaining Claims are routine in nature. If you have any questions, please do not hesitate to reach out.

Thank you,
Jessica Rice

07/31/25
12:33:00

CITY OF COLUMBIA FALLS
Fund Summary for Claims
For the Accounting Period: 7/25

Page: 11 of 12
Report ID: AP110

Fund/Account	Amount
1000 GENERAL FUND	
101000 CASH/CASH EQUIVALENTS	73,807.17
2500 SPECIAL STREET MAINTENANCE DISTRICT FUND	
101000 CASH/CASH EQUIVALENTS	564.90
2820 GAS TAX FUND	
101000 CASH/CASH EQUIVALENTS	1,375.00
4010 CAPITAL PROJECTS FUND - Parks	
101000 CASH/CASH EQUIVALENTS	155.96
5210 WATER ENTERPRISE FUND	
101000 CASH/CASH EQUIVALENTS	53,073.89
5310 SEWER ENTERPRISE FUND	
101000 CASH/CASH EQUIVALENTS	430,903.89
Total:	559,880.81

07/31/25
12:33:00

CITY OF COLUMBIA FALLS
Claim Approval Signature Page
For the Accounting Period: 7 / 25

Page: 12 of 12
Report ID: AP100A

Council Meeting Date: August 4, 2025

Claims Submitted to Council:\$ \$559,880.81

Claims Denied/Withheld by Council Finance Committee:\$_____ Claim #'s:_____

Prepared By: Jessica Rice, Finance Director

Jessica Rice

Approved by Eric Hanks, City Manager

Eric Hanks

City Council to Approve by motion on consent agenda

07/31/25
14:35:33

CITY OF COLUMBIA FALLS
Payroll Summary For Payrolls from 08/01/25 to 08/01/25

Page: 1 of 2
Report ID: P130

Total for Payroll Checks

	Employee	Employer	Amount
	-----	-----	-----
COMA HOURS (Comp Time Accumulated)	24.00		
COMP HOURS (Comp Time Used)	2.00		59.06
J005 HOURS (RETRO REG PAY)	9.00		589.09
OTHE HOURS (Other Time Used)	24.00		694.80
OVER HOURS (Overtime)	46.50		2,083.05
REG HOURS (Regular Time)	3,852.50		114,523.98
RETR HOURS (RETRO PAY)	25.00		1,807.04
SFTO HOURS (Shift Sup/FTO - \$1.5/hour)	152.00		228.00
SHFN HOURS (Shift B)	432.00		864.00
SHFQ HOURS (OVT B)	24.00		72.00
SICK HOURS (Sick Time)	98.25		2,589.68
VACA HOURS (Vacation Time Used)	141.00		4,244.17
GROSS PAY	127,754.87	0.00	
NET PAY	91,942.22	0.00	
NET PAY (CHECKS)	5,137.31		
NET PAY (DIRECT DEPOSIT)	86,804.91		
AFLAC-POSTTAX	86.97	0.00	
AFLAC-PRETAX	249.32	0.00	
CITY OF COLUMBI	20.00	0.00	
FIT	9,387.97	0.00	
FLEX ALLEGIANCE	1,012.50	25.00	
FOP	495.00	0.00	
HEALTHINS/PRE	4,517.70	34,921.90	
MEDICARE	1,798.55	1,798.55	
MT ST FIRE ASSO	119.18	0.00	
MUTUAL OF OMAHA	286.90	0.00	
NATIONWIDE/CITY	0.00	2,063.00	
NATIONWIDE/EMP	200.00	0.00	
P.E.R.S.	4,472.20	5,134.52	
PERS/FURS	1,275.23	1,711.43	
PERS/POLICE	3,256.10	5,213.38	
SIT	3,586.00	0.00	
SOCIAL SECURITY	4,699.53	4,699.53	
TEAMSTERS DUES	349.50	0.00	
UNEMPL. INSUR.	0.00	702.65	
WORKERS' COMP	0.00	3,832.47	
CHARLES SCHWAB	1,925.44	0.00	
FIREFIGHTERS FC	780.55	0.00	
FIRST INTERSTAT	1,311.87	0.00	
FREEDOM BANK	4,184.89	0.00	
GLACIER BANK KA	7,156.25	0.00	
GLACIER BANK MS	3,341.56	0.00	
GLACIER BANK/CF	24,622.50	0.00	
GLACIER BANK/WF	2,260.24	0.00	
MORGAN STANLEY	4,406.79	0.00	
NAVY FEDERAL CR	2,227.55	0.00	
PARKSIDE CR U	16,171.19	0.00	
REGIONS BANK	1,984.58	0.00	

8/1/2025
Payroll
\$142,909.89
Baro Staaland

07/31/25
14:35:33

CITY OF COLUMBIA FALLS
Payroll Summary For Payrolls from 08/01/25 to 08/01/25

Page: 2 of 2
Report ID: P130

STOCKMAN BANK	1,411.38	0.00
USAA FEDERAL	1,759.67	0.00
WELLS FARGO	2,624.45	0.00
WELLS FARGO, TX	1,823.91	0.00
WFISH CR UNION	8,812.09	0.00
FIT/SIT BASE	112,771.82	0.00
MEDICARE BASE	124,038.35	0.00
PERS BASE	104,946.85	0.00
SOC SEC BASE	75,798.88	0.00
UN BASE	127,754.87	0.00
WC BASE	127,060.54	0.00

Total	60,102.43
Total Payroll Expense (Gross Pay + Employer Contributions):	187,857.30

Check Summary

Payroll Checks Prev. Out.	\$283.66
Payroll Checks Issued	\$7,539.49
Payroll Checks Redeemed	\$0.00
Payroll Checks Outstanding	\$7,823.15
Electronic Checks	\$135,370.40

Deductions Accrued	Carried Forward From Previous Month	Deduction Checks Issued	Difference	Liab Account
Social Security	9,399.06	9,399.06		212260
Medicare	3,597.10	3,597.10		212260
P.E.R.S.	9,606.72	9,606.72		212270
Unempl. Insur.	702.65	2,043.97	2,746.62	212210
Workers' Comp	3,832.47	11,180.79	15,013.26	212220
FIT	9,387.97	9,387.97		212260
SIT	3,586.00	3,586.00		212260
AFLAC-PRETAX	249.32	249.32	498.64	212230
NATIONWIDE/EMP	200.00	200.00		212280
Teamsters dues	349.50	349.50	699.00	212310
PERS/Police	8,469.48	8,469.48		212240
NATIONWIDE/CITY	2,063.00	2,063.00		212280
AFLAC-POSTTAX	86.97	86.97	173.94	212230
PERS/FURS	2,986.66	2,986.66		212275
MT ST FIRE ASSO	119.18	119.18		212315
HEALTHINS/PRE	39,439.60	39,439.60	78,879.20	212400
CITY OF COLUMBI	20.00	20.00		212450
FLEX ALLEGIANCE	1,037.50	1,037.50		212285
FOP	495.00	495.00		212335
PERS RETIREE	0.00			212270
MUTUAL OF OMAHA	286.90	286.90	573.80	212400
Total Ded.	95,915.08	53,637.05	50,967.67	98,584.46

**** Carried Forward column only correct if report run for current period.

CITY OF COLUMBIA FALLS

CITY COUNCIL REGULAR MEETING MINUTES

HELD JULY 21, 2025

Mayor Barnhart called the meeting to order at 7:00 p.m.

ROLL CALL: Councilor King, Councilor Lovering, Councilor Piper, Councilor Price, Councilor Robinson and Mayor Barnhart. Absent: Councilor Shepard.

Also present: City Manager Hanks, City Clerk Staaland, City Attorney Breck, Finance Director Rice, Fire Chief Weeks, Public Works Director Bates and Police Chief Stephens.

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA: Councilor Robinson motioned to approve the agenda, seconded by Councilor Lovering and the motion carried.

CONSENT AGENDA: Councilor Lovering motioned to approve the consent agenda noting all claims appeared to be in order, seconded by Councilor Piper with council voting as follows. Ayes: Robinson, King, Lovering, Piper, Price and Barnhart.

Approval of Claims - July 21, 2025 - \$294,053.95

Approval of Payroll Claims - July 18, 2025 - \$226,167.40

Approval of Regular Council Meeting Minutes - July 7, 2025

2024 Audit Planning Governance Letter

APPOINTMENTS:

Appointment of Lieutenant and Assistant Safety Officer

Fire Chief Weeks presented two internal promotions within the Columbia Falls Fire Department. Courtney Stuhler, a 12-year veteran of the department, was recognized for her dedication, consistent professional development, and emerging leadership. Based on her initiative and growth, Chief Weeks recommended her appointment to Lieutenant.

Similarly, the appointment of Mr. Grogan to Assistant Safety Officer was proposed. With nine years of exceptional service, Grogan has demonstrated exemplary commitment, a high response rate, and continuous training efforts. His dependability and initiative made him a fitting candidate for the position.

Following these appointments, the Council expressed appreciation to both Ms. Stuhler and Mr. Grogan for their commitment and service.

Recommendation to Appoint Bradley Ruben as Probationary Volunteer Firefighter

Chief Weeks also recommended the appointment of Bradley Ruben as a Probationary Volunteer Firefighter. Weeks cited Ruben's active participation in department training and his enthusiasm for firefighting as strong qualifications.

Councilor King made motion to appoint Bradley Ruben as Probationary Volunteer Firefighter, seconded by Councilor Piper and the motion carried unanimously.

VISITORS/PUBLIC COMMENT (Items not on agenda)

Paul Kruger of 35 Garnier Lane addressed the Council with concerns regarding the Tamarack Meadows Subdivision, which had received Council approval in January 2023. Kruger cited specific worries related to Condition #18 of the approval, which required preservation of open space adjacent to Tamarack Meadows subdivision. He noted that much of the natural vegetation had been removed, including near Garnier Creek, and that stormwater ponds had been installed. These ponds, according to Kruger, are now filling with groundwater and becoming stagnant, possibly posing a pollution risk.

He emphasized he is not opposed to development, but rather is concerned with environmental protection, particularly regarding Garnier Creek. Despite reaching out to Flathead County, the current jurisdiction, Kruger reported receiving no response. He urged the City to review his submitted correspondence and photographs and to consider coordinating with the County to ensure environmental protections are enforced.

NEW BUSINESS:

Hillside Geotechnical Investigation at 2nd Ave. E.

City Manager Hanks explained that the area had experienced a slope failure in June 2024 due to historic sloughing and a waterline leak compounded by heavy rainfall. As an emergency response, hazardous trees were removed. To evaluate the current hillside stability, staff recommended contracting Alpine Geotechnical to conduct a \$35,000 study, including geo-boring. The challenging terrain complicates access, particularly from below.

Public Works Director Bates added that the steepness of the slope, often one-to-one in grade makes expert evaluation essential.

Councilor Lovering questioned the necessity of the study, suggesting that the funds might be better spent directly on mitigation. Bates responded that understanding soil composition is essential for effective remediation.

Mayor Barnhart noted that the area's water intake problem had been longstanding and that tree removal was done for public safety. He expressed doubt that the proposed expenditure would be beneficial. Councilor Robinson raised the issue of liability, and City Attorney Breck responded that mitigation without a professional study could expose the city to legal risk if property damage or injury occurred in the future. The study would provide expert validation for any remediation steps taken.

Following additional discussion, the Council determined to table the item pending further information from staff.

NOTICE OF PUBLIC HEARINGS/PUBLIC HEARINGS:

Approval of FY 2025 Wages, Salaries, and Collective Bargaining Agreement

The Council proceeded with the public hearing regarding fiscal year 2025 wages and the collective bargaining agreement. City Manager Hanks reviewed the wage proposal, which includes a 3% cost-of-living increase, a 2% experience-based step increase for hourly employees, and a 5% salary increase for salaried employees, excluding the City Manager.

Hanks also detailed a three-year agreement reached with the Fraternal Order of Police Lodge No. 6 and Teamster Local Union No. 2. Union membership had ratified the agreement, and Council approval was now required.

Councilor Lovering motioned to authorize the City Manager to execute and sign the Fraternal Order of Police Lodge No. 6, and the Teamster Local Union 2 contracts, seconded by Councilor King with council voting as follows. Ayes: King, Lovering, Piper, Price, Robinson and Barnhart.

Councilor Lovering made motion to approve the Fraternal Order of Police Lodge No. 6, and the Teamster Local Union 2 contracts, seconded by Councilor Price with council voting as follows. Ayes: Lovering, Piper, Price, Robinson, King and Barnhart.

ORDINANCES / RESOLUTIONS:

Resolution #1948 - Salary and Compensation of certain city officials and employees

Councilor Price motioned to approve Resolution #1948 Salary and Compensation of certain city officials and employees, seconded by Councilor Lovering with council voting as follows. Ayes: Piper, Price, Robinson, King, Lovering, and Barnhart.

Resolution #1949 - Amending General Fund

Amending General Fund, SID 34 Fund, and SID 36 Fund Budgets for the FY ending June 30, 2025 and closing the SID Funds into the General Fund

City Manager Hanks explained that both SID 34 and 36 had satisfied all obligations by June 30, 2025. Per state law, residual balances totaling \$2,805 should be transferred to the General Fund.

Councilor Piper motioned to approve Resolution #1949 Amending General Fund, SID 34 Fund, and SID 36 Fund Budgets for the FY ending June 30, 2025 and closing the SID Funds into the General Fund, seconded by Councilor King with council voting as follows. Ayes: Price, Robinson, King, Lovering, Piper and Barnhart.

Final Reading of Ordinance #834

Amending the Columbia Falls Zoning Map from CI-1 Light Industrial to CF-2 General Business at 2155 9th Street W. in Columbia Falls.

Councilor Piper made motion to approve the Final Reading of Ordinance #834 amending the Columbia Falls Zoning Map from CI-1 Light Industrial to CF-2 General Business at 2155 9th Street W., seconded by Councilor Robinson with council voting as follows. Ayes: Robinson, Lovering, Piper, Price and Barnhart. Noes: King.

REPORTS / BUSINESS FROM MAYOR & COUNCIL

Councilor Lovering inquired about the Rocksund plaque at Horine Park and if staff could get it cleaned up. Piper asked if we can raise it up off the ground.

Councilor Price thanked Public Works staff for addressing a road patch on Talbot Road.

Councilor King inquired about a downed power pole at the Sapa/Johnsrud baseball field. City Manager Hanks clarified that the pole is located on private land in Flathead County.

Councilor Piper announced the Study Commission will meet on Aug. 20, 2025.

Mayor Barnhart discussed potential future cost increases at the landfill if Kalispell begins hauling its waste there. He also suggested that Council members explain their votes, particularly any dissenting ones, for public clarity.

Mayor Barnhart further requested directional signage to Rivers Edge Park and commented on the Meadow Lake Subdivision, stating that photos indicate possible regulatory oversights. He recommended further examination by staff and the City Planner. Councilor Robinson encouraged Mr. Kruger to also contact County Commissioners directly.

CITY MANAGER REPORT

City Manager Hanks provided a detailed update on the city's ongoing budget process. He also reported on a recent site visit to the CFAC Superfund site with representatives from the EPA and congressional staff.

Regarding infrastructure, temporary construction easement notices for the Gateway to Glacier project had been distributed, and staff would be available on July 25th to answer resident questions. The City continues proactive outreach, including door hangers, to ensure thorough public awareness.

Hanks also noted the Columbia Falls Destination Marketing Organization had introduced a new city map now available at City Hall and other locations. Plans for the 50th anniversary of the Flathead River Wild and Scenic designation are underway, possibly including new interpretive signage at Rivers Edge Park.

The Finance Department is currently engaged in closing out FY25 and managing audit preparations. A recent motor failure at the Horine well was resolved and the system is operational. Dangerous tree removals have been performed citywide, with another scheduled for Pinewood Park later this year.

Hanks reported a successful five-year dam inspection by the DNRC, with no significant issues found. Emergency action plans and floodplain impact discussions were also addressed.

He concluded by offering election preparation resources for City Council candidates and reminding the public of the Montana Department of Revenue's property tax rebate program running from August 15 to October 1.

OTHER REPORTS

Police Chief Stephens shared that Patrolman Austin Green recently graduated from the Law Enforcement Academy in Helena, receiving the Top Shot Award and finishing second in academics and overall performance. Green will begin solo patrol duties this week.

MISCELLANEOUS

Correspondence

ADJOURN

Councilor Lovering motioned to adjourn, seconded by Councilor King and the meeting adjourned at 8:05 p.m.

Mayor

City Clerk



COLUMBIA FALLS MONTANA

Item No.4.

City Council Agenda Item Summary

Title: Correction to Ordinance 833 – Habitat for Humanity’s Railroad St Homes

Date: July 31, 2025

Staff Contact: City Manager Hanks

AGENDA ITEM SUMMARY: Correction for the property’s legal description in Ordinance 833- Habitat for Humanity’s Railroad St Homes. No other changes to the ordinance.

BACKGROUND:

- The legal description in the original Ordinance 833 is insufficient and inaccurate.
- The zoning amendment was presented to the Planning Commission on May 8th, City Council on May 19th and passed and approved by the Council on June 16th.

DISCUSSION:

- New Legal Description: A TRACT OF LAND IN THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 30 NORTH, RANGE 20 WEST, P.M.M., FLATHEAD COUNTY, MONTANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 70 FEET NORTH OF THE NORTHEAST CORNER OF BLOCK 113 OF THE SECOND ADDITION TO THE TOWN OF COLUMBIA FALLS, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE OFFICE OF THE CLERK AND RECORDER OF SAID COUNTY; THENCE NORTH, A DISTANCE OF 250 FEET; THENCE WEST, A DISTANCE OF 262 FEET; THENCE SOUTH, A DISTANCE OF 250 FEET; THENCE EAST, A DISTANCE OF 262 FEET TO THE POINT OF BEGINNING. EXCEPTING THEREFROM THAT PORTION CONVEYED TO THE STATE OF MONTANA FOR ROAD PURPOSES RECORDED AUGUST 16, 1972 IN BOOK 541, PAGE 298.
- Previous Legal Description: AT 394 RAILROAD STREET IN COLUMBIA FALLS FURTHER DESCRIBED AS TRACT 3D OF COS 2090 (ACCESSORS TRACTS 3D); SECTION 8, TOWNSHIP 30 NORTH, RANGE 20 WEST, P.M.M., FLATHEAD COUNTY 394 RAILROAD STREET IN COLUMBIA FALLS FURTHER DESCRIBED AS TRACT 3D OF COS 2090 (ACCESSORS TRACTS 3D); SECTION 8, TOWNSHIP 30 NORTH, RANGE 20 WEST, P.M.M., FLATHEAD COUNTY

STAFF RECOMMENDATION: Approve the changes to Ordinance 833 in the Consent Agenda.

Please Return to:
City of Columbia Falls
130 6th St. W.
Columbia Falls, MT 59912

ORDINANCE NO. #833

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COLUMBIA FALLS, MONTANA, AMENDING THE COLUMBIA FALLS ZONING MAP FROM CB-2 COMMERCIAL TO CR-5 TWO-FAMILY RESIDENTIAL AT 394 RAILROAD STREET IN COLUMBIA FALLS FURTHER DESCRIBED AS TRACT 3D OF COS 2090 (ACCESSORS TRACTS 3D); SECTION 8, TOWNSHIP 30 NORTH, RANGE 20 WEST, P.M.M., FLATHEAD COUNTY.

WHEREAS, Habitat for Humanity of Flathead Valley, the applicant, has requested an amendment to the Columbia Falls zoning map to change the zoning from the current CB-2 Commercial to CR-5 Two-Family Residential at 394 Railroad Street in Columbia Falls, further described as Tract 3D of COS 2090 (Accessors Tracts 3D); Section 8, Township 30 North, Range 20 West, P.M.M., Flathead County, Montana.

WHEREAS, the Columbia Falls Planning Department, on April 15, 2025 in Staff Report CZC-25-01, recommended approval of the requested zoning amendment; and

WHEREAS, said request was considered by the Columbia Falls City Planning Commission in a public hearing at its regularly scheduled meeting on May 8, 2025, at which the Commission adopted Staff Report CZC-25-01 as Findings of Fact and recommended approval of the requested zoning map amendment; and

WHEREAS, a hearing on the Zoning Map Amendment was held by the City Council of the City of Columbia Falls, Montana, at a regular meeting on Monday, May 19, 2025, after said hearing was advertised according to law; and at said hearing on said date, the City Council considered the recommendation of the Planning Commission, the report of the Columbia Falls Planning Department, together with any and all comments filed or voiced with respect to said change; and

WHEREAS, the City Council has determined that the zoning map amendment request is in the best interest of the City.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF COLUMBIA FALLS, MONTANA AS FOLLOWS:

Section One. Findings of Fact: That the Columbia Falls Planning Department Report #CZC-25-01, dated April 15, 2025 is hereby adopted by the Council as findings of fact with respect to said zoning map amendment request.

Section Two. Change in Zoning Classification: That the requested zoning map amendment on property presently zoned CB-2 Commercial be changed to CR-5 Two Family Residential at 394 Railroad Street in Columbia Falls, further described as Tract 3D of COS 2090 (Accessors Tracts 3D); Section 8, Township 30 North, Range 20 West, P.M.M., Flathead County, Montana.

Section Three. The Council finds that the proposal complies with the Columbia Falls City Growth Policy.

Section Four. Inconsistent Provisions: All ordinances or parts of ordinances in conflict herewith are hereby repealed.

Section Five. Severability: The provisions of this Ordinance are severable. If any provision of this Ordinance is held invalid, such invalidity shall not affect other provisions or applications of this Ordinance which can be given effect without the invalid provision.

Section Six. Effective Date: This Ordinance shall become effective thirty (30) days after its final passage and approval by the City Council of the City of Columbia Falls, Montana.

PASSED AND APPROVED BY THE CITY COUNCIL OF COLUMBIA FALLS, MONTANA THIS 2ND DAY OF JUNE, 2025, THE COUNCIL VOTING AS FOLLOWS:

City Clerk

APPROVED BY THE MAYOR OF COLUMBIA FALLS, MONTANA THIS 16th DAY OF JUNE, 2025.

Mayor

ATTEST:

City Clerk

Please Return to:
City of Columbia Falls
130 6th St. W.
Columbia Falls, MT 59912

ORDINANCE NO. #833

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COLUMBIA FALLS, MONTANA, AMENDING THE COLUMBIA FALLS ZONING MAP FROM CB-2 COMMERCIAL TO CR-5 TWO-FAMILY RESIDENTIAL AT 394 RAILROAD STREET IN COLUMBIA FALLS FURTHER DESCRIBED AS A TRACT OF LAND IN THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 30 NORTH, RANGE 20 WEST, P.M.M., FLATHEAD COUNTY, MONTANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 70 FEET NORTH OF THE NORTHEAST CORNER OF BLOCK 113 OF THE SECOND ADDITION TO THE TOWN OF COLUMBIA FALLS, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE OFFICE OF THE CLERK AND RECORDER OF SAID COUNTY; THENCE NORTH, A DISTANCE OF 250 FEET; THENCE WEST, A DISTANCE OF 262 FEET; THENCE SOUTH, A DISTANCE OF 250 FEET; THENCE EAST, A DISTANCE OF 262 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THAT PORTION CONVEYED TO THE STATE OF MONTANA FOR ROAD PURPOSES RECORDED AUGUST 16, 1972 IN BOOK 541, PAGE 298.

WHEREAS, Habitat for Humanity of Flathead Valley, the applicant, has requested an amendment to the Columbia Falls zoning map to change the zoning from the current CB-2 Commercial to CR-5 Two-Family Residential at 394 Railroad Street in Columbia Falls, further described as a tract of land in the Southeast quarter of the Northeast quarter of Section 8, Township 30 North, Range 20 West, P.M.M., Flathead County, Montana, more particularly described as follows:

Beginning at a point 70 feet North of the Northeast corner of Block 113 of the Second Addition to the town of Columbia Falls, according to the official plat thereof on file and of record in the office of the Clerk and Recorder of said county; thence North, a distance of 250 feet; thence West, a distance of 262 feet; thence South, a distance of 250 feet; thence East, a distance of 262 feet to the point of beginning.

Excepting therefrom that portion conveyed to the State of Montana for road purposes recorded August 16, 1972 in Book 541, page 298.

WHEREAS, the Columbia Falls Planning Department, on April 15, 2025 in Staff Report CZC-25-01, recommended approval of the requested zoning amendment; and

WHEREAS, said request was considered by the Columbia Falls City Planning Commission in a public hearing at its regularly scheduled meeting on May 8, 2025, at which the Commission adopted Staff Report CZC-25-01 as Findings of Fact and recommended approval of the requested zoning map amendment; and

WHEREAS, a hearing on the Zoning Map Amendment was held by the City Council of the City of Columbia Falls, Montana, at a regular meeting on Monday, May 19, 2025, after said hearing was advertised according to law; and at said hearing on said date, the City Council considered the recommendation of the Planning Commission, the report of the Columbia Falls Planning Department, together with any and all comments filed or voiced with respect to said change; and

WHEREAS, the City Council has determined that the zoning map amendment request is in the best interest of the City.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF COLUMBIA FALLS, MONTANA AS FOLLOWS:

Section One. Findings of Fact: That the Columbia Falls Planning Department Report #CZC-25-01, dated April 15, 2025 is hereby adopted by the Council as findings of fact with respect to said zoning map amendment request.

Section Two. Change in Zoning Classification: That the requested zoning map amendment on property presently zoned CB-2 Commercial be changed to CR-5 Two Family Residential at 394 Railroad Street in Columbia Falls, further described as a tract of land in the Southeast quarter of the Northeast quarter of Section 8, Township 30 North, Range 20 West, P.M.M., Flathead County, Montana, more particularly described as follows:

Beginning at a point 70 feet North of the Northeast corner of Block 113 of the Second Addition to the town of Columbia Falls, according to the official plat thereof on file and of record in the office of the Clerk and Recorder of said county; thence North, a distance of 250 feet; thence West, a distance of 262 feet; thence South, a distance of 250 feet; thence East, a distance of 262 feet to the point of beginning.

Excepting therefrom that portion conveyed to the State of Montana for road purposes recorded August 16, 1972 in Book 541, page 298.

Section Three. The Council finds that the proposal complies with the Columbia Falls City Growth Policy.

Section Four. Inconsistent Provisions: All ordinances or parts of ordinances in conflict herewith are hereby repealed.

Section Five. Severability: The provisions of this Ordinance are severable. If any provision of this Ordinance is held invalid, such invalidity shall not affect other provisions or applications of this Ordinance which can be given effect without the invalid provision.

Section Six. Effective Date: This Ordinance shall become effective thirty (30) days after its final passage and approval by the City Council of the City of Columbia Falls, Montana.

PASSED AND APPROVED BY THE CITY COUNCIL OF COLUMBIA FALLS, MONTANA THIS 16th DAY OF JUNE, 2025, THE COUNCIL VOTING AS FOLLOWS:

Ayes: Piper, Price, Shepard and Barnhart

Noes: None

Absent: Lovering, King and Robinson

City Clerk

APPROVED BY THE MAYOR OF COLUMBIA FALLS, MONTANA THIS 16th DAY OF JUNE, 2025.

Mayor

ATTEST:

City Clerk



COLUMBIA FALLS MONTANA

Item No.5.

City Council Agenda Item Summary

Title: Blue For Days, LLC Plant Investment Fee (PIF)

Date: July 31, 2025

Staff Contact: Jessica Rice

AGENDA ITEM SUMMARY:

Present the Plant Investment Fee (PIF) for Blue for Days, LLC.

BACKGROUND:

The Columbia Falls Eye Clinic is in the process of constructing a new facility. As part of the associated development costs, the clinic has incurred Plant Investment Fees (PIFs). The clinic has formally requested to utilize the City's five-year payment option for the PIFs, in accordance with existing City Code Title 13 Public Services:

13.10.070 Method of Payment

The owner shall make full payment of the plant investment fee using one of the following methods:

- 1. Pay a lump sum amount equal to the full amount of the plant investment fee prior to connection to the system.*
- 2. Enter into a payment plan contract with the utility that meets the following prescription:*
 - 1. Contract shall be on a form provided by the city.*
 - 2. The plant investment fee principal shall be paid in annual payments not to exceed five payments.*
 - 3. The first payment shall be paid with the connection application plus an administrative fee.*
 - 4. The plant investment fee interest shall be calculated annually, using simple interest applied to the outstanding balance and billed annually with the principle. Interest shall be one percent more than the percent equal to the CPI-U (consumer price index) as published by the U.S. Department of Labor for the preceding period January 1 through December 31.*
 - 5. The contract shall stipulate that the agreement runs with the property. If the owner fails to make payment, the service to the property shall be terminated ten days after notice and the full amount of the outstanding principal and interest shall be paid in full prior to reestablishment of service.*

STAFF RECOMMENDATION:

Approval of the Columbia Falls Eye Clinic's request to utilize the five-year PIF payment plan.

SUGGESTED MOTION:

Motion to approval Blue For Days, LLC PIF payment plan.

ATTACHMENTS:

- Blue For Days PIF Payment Plan
- Blue For Days PIF Agreement

City of Columbia Falls
130 6th Street West Room A
Columbia Falls, MT 59912

AGREEMENT

THIS AGREEMENT, made and entered into this day of **August 4, 2025**, by and between **Blue For Days LLC**, of **22 Talbot Pines Loop, Columbia Falls, MT 59912**, hereinafter OWNER and CITY OF COLUMBIA FALLS, a municipal corporation of 130 Sixth Street West, Columbia Falls, Montana 59912, hereinafter "City",

WHEREAS, by Municipal Code Sec. 13.10 Plant Investment Fees, the City has adopted Plant Investment Fees;

WHEREAS, the City and OWNER have entered into an agreement whereby OWNER is required to pay said Plant Investment Fee; and

WHEREAS, the parties desire a written agreement setting forth the payment plan of said Plant Investment Fee by OWNER to the City.

NOW, THEREFORE, in consideration of the foregoing and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties agree as follows:

1. OWNER shall pay to City its Plant Investment Fee according to the terms and conditions set forth on Exhibit "A" attached hereto and incorporated herein.
2. The first payment by OWNER has been with OWNER's Connection Application, which includes an administrative fee.
3. Interest shall be paid by OWNER pursuant to the formula set forth on Exhibit "A".
4. If OWNER fails to make payment, the service to the property shall be terminated ten (10) days after written notice, and the full amount of the outstanding principal and interest shall be paid in full prior to reestablishment of the service.
5. The parties agree that should any action be commenced to enforce, modify, or interpret any provision contained herein, the Court as a cost of suit shall award reasonable attorney's fees to the successful party.
6. The rights and responsibilities described in this instrument shall run with the land and shall be binding and inure to the benefit of the parties to this agreement, their respective heirs, successors, or assigns.

7. This agreement constitutes the entire agreement between the parties and any prior understanding or representation of any kind preceding the date of this agreement shall not be binding on either party except to the extent incorporated in this agreement.

8. Any modifications of this agreement or additional obligation assumed by either party in connection with Plant Investment Fees shall be binding only if evidenced in writing signed by each party or an authorized representative of each party.

9. The failure of either party to this agreement to insist on the performance of any of the terms and conditions of this agreement, or the waiver of any breach of any of the terms and conditions of this agreement, shall not be construed as thereafter waiving any such terms and conditions, but the same shall continue and remain in full force and effect as if no such forbearance or waiver had occurred.

IN WITNESS WHEREOF, said parties have here unto set their hands and seal the day and year here in above written.

Legal description of property: Assessor #0004778, 1128 3rd Avenue East, Columbia Falls, MT, further described as Lot 5, D & G Subdivision, S17, T30 N, R20 W, P.M.M., Flathead County, Montana

CITY OF COLUMBIA FALLS

By:_____

Eric Hanks

Its: City Manager

OWNER/Title

By:_____

Blue For Days LLC

Its:_____

Notary Public's Signature

Printed Name _____

Notary Public for the State of MT

County: _____

Residing in: _____

My Commission Expires:_____

**CITY OF COLUMBIA FALLS, MONTANA
WATER /SEWER CONNECTION FEES**

Date: 4/28/2025

Property Address:

1128 3rd Ave E

Owner:

Bluefordays LLC

406-249-6338

22 Talbot Pines Loop, Columbia Falls, MT

Contractor:

Hammerquist Casalegno

James Randall

406-885-3084

No PIF if water and/or sewer has been paid on this account

Business License #:

2848

Property Type:

Commercial 2000SF - 5000SF

Meter Size:

1.5

Water Service Line size:

2

Sewer Service Line size:

4

WATER

Materials and Supplies	\$ 2,214.69
Water Connect & Inspection Fee:	\$ 150.00
Water Permit	\$ 50.00
Plant Investment Fee (PIF)	\$ 5,598.60
Less: previously pd parklet	\$ (1,469.29)
Total Water Costs	\$ 6,544.00

SEWER

Materials and Supplies	\$ -
Sewer Connect & Inspection Fee	
Sewer Permit	
Plant Investment Fee (PIF)	\$ 7,003.02
Less: Previously pd for parklet	\$ (1,403.83)
Total Sewer Costs	\$ 5,599.19

MISCELLANEOUS FEES

Excavation Permit \$50.00

Water/Sewer Excavation Permit #

QTY

\$ -

ADMINISTRATIVE

Less than 16 Business hrs Demand Fee \$

50.00 QTY

Non-emergency Water Hookup

\$ -

Non-emergency Sewer Hookup

\$ -

Total Street Excavation Fee

\$ -

Total Administrative Fees

\$ -

Re-Application/Connection Fee \$

100.00 QTY

Water Permit Extension

\$ -

Sewer Permit Extension

\$ -

Total Extension Fees

\$ -

TOTAL FEES PAYABLE:**\$ 12,143.19****Office Use:**

Customer providing meter pit. Subtracting PIFs pd in 2021 for parklet (ADU rate)



WATER PLANT INVESTMENT FEES

Customer Type*	Measure Unit:	F. U. (*)	Req.	User Input: Unit(s)	cost/unit	Total F.U. Cost:	Total High Demand Cost:	Total Cost this application
New Single Family Residence	Each connection	14.5		0	\$84.47	\$0.00	\$0.00 \$	-
SFR Accessory Dwelling (60%) of SFR including high demand	Each dwelling unit	14.5		2	\$84.47	\$2,449.63	\$0.00 \$	1,469.78 2 studio
Multi-family, duplex and higher	Each dwelling unit	8.5		0	\$84.47	\$0.00	\$0.00 \$	-
Lodging, motel, B&B, RV Park	Each unit	5.5		0	\$84.47	\$0.00	\$0.00 \$	-
Laundry (Public Use)	Square feet of bldg exterior	0.05		0	\$84.47	\$0.00	\$0.00 \$	-
Laundry (Commercial)	Square feet of bldg exterior	0.08		0	\$84.47	\$0.00	\$0.00 \$	-
Car Wash	Each wash bay	12		0	\$1,604.93	\$0.00	\$0.00 \$	-
Restaurant, Lounge, Casino	Square feet of bldg exterior	0.01		0	\$84.47	\$0.00	\$0.00 \$	-
Commercial (2,000 sf or less)	Each connection	8.5		0	\$718.00	\$0.00	\$0.00 \$	-
Commercial (2,001 sf up to 5,000 sf)	Each connection	26		1	\$2,196.22	\$2,196.22	\$1,932.60 \$	4,128.82
Commercial in excess of 5,000 sf (26 FU + 1 FU for each 1,000 sf in excess)	1000	1	26	0	\$84.47	\$0.00	\$0.00 \$	-
General Assembly (per 100 persons)	100	10		0	\$84.47	\$0.00	\$0.00 \$	-
School (per 120 persons)	120	18		0	\$84.47	\$0.00	\$0.00 \$	-
Church (per 150 persons)	150	8		0	\$84.47	\$0.00	\$0.00 \$	-
Day Care (minimum/connection for 1-20 persons) plus 1.5 F.U. for each 10 persons over 20	10	8.5	\$84.47	0	\$718.00	\$0.00	\$0.00 \$	-
Industrial (See Mgr.)								
TOTAL PIF & HIGH DEMAND							\$	5,598.60

* Note: Classification not listed?

A combination of fixture unit count and EDU factor may be used to establish a PIF Comparable to similar uses listed

* Note: Fixture units and occupancy load shall be based upon the current building and plumbing code as adopted by the City.

Domestic Service Line Size	HIGH DEMAND COST	Note: multifamily units: use actual size but not less than one 3/4" line must be calculated for each 3 units lodging units: use actual size but not less than one 3/4" line must be calculated for each 4 units
2	\$1,932.60	
Domestic Service Line Size	IRRIGATION ONLY	
N/A	\$0.00	

Fixture Unit Calc 5406.08

No PIF if previous water account has been paid at this address



SEWER PLANT INVESTMENT FEES

Customer Type:	Measure Unit:	Fixture Units/F.U. (*)	Required	User Input (Units)	cost/unit	Total F.U. Cost:
New Single Family Residence	Each connection	14.5		0	\$2,339.72	\$0.00
SFR Accessory Dwelling (60% of SFR)	60% of SFR PIF	14.5		2	\$2,339.72	\$2,807.66
Multi-family, duplex and higher	Each dwelling unit	8.5		0	\$1,371.56	\$0.00
Lodging, motel, B&B, RV Park	Each unit	5.5		0	\$887.48	\$0.00
Laundry (Public Use)	Square feet of bldg exterior	0.05		0	\$8.07	\$0.00
Laundry (Commercial)	Square feet of bldg exterior	0.08		0	\$12.91	\$0.00
Car Wash	Each wash bay	12		0	\$1,936.32	\$0.00
Restaurant, Lounge, Casino	Square feet of bldg exterior	0.01		0	\$1.61	\$0.00
Commercial (2,000 sf or less)	Each connection	8.5		0	\$1,371.56	\$0.00
Commercial (2,001 sf up to 5,000 sf)	Each connection	26		1	\$4,195.36	\$4,195.36
Commercial in excess of 5,000 sf (26 FU + 1 FU for each 1,000 sf in excess)	1000	1	26		\$161.36	\$0.00
General Assembly (per 100 persons)	100	10		0	\$161.36	\$0.00
School (per 120 persons)	120	18		0	\$161.36	\$0.00
Church (per 150 persons)	150	8		0	\$161.36	\$0.00
Day Care (minimum/connection for 1-20 persons) plus 1.5 F.U. for each 10 persons over 20	10	8.5	\$161.36	0	\$1,371.56	\$0.00
Industrial (See Mgr.)						
TOTAL PIF						\$7,003.02

*Note: Classification not listed? A
combination of fixture unit count and EDU
factor may be used to establish a PIF
Comparable to similar uses listed

Fixture Unit Calc 9681.6
Fixture units in bldg for sewer 60 55

* Note: Fixture units and occupancy load
shall be based upon the current building and
plumbing code as adopted by the City.

No PIF if previous sewer account has
been paid at this address

		CITY OF COLUMBIA FALLS PRICES				
		as of March 2023				
				1128 3rd Ave E		
				Bluefordays LLC		
Description	Details	Quantity	Unit Cost	Total Cost	Multiplier 25%	Total Price with Multiplier
SENSUS	RADIO READER (pit)	1	\$186.00	\$186.00	1.25	\$232.50
SENSUS	11/2" OMNI C2 METER	1	\$1,585.75	\$1,585.75	1.25	\$1,982.19
						\$2,214.69

**CITY OF COLUMBIA FALLS, MONTANA
WATER /SEWER HOOKUP FEES**

Date: 4/28/2025

Property Address:

1128 3rd Ave E

Owner:

Bluefordays LLC

406-249-6338

22 Talbot Pines Loop, Columbia Falls, MT 5

Contractor:

Hammerquist Casalegno

James Randall

406-885-3084

WATER PIF 5-YR PAYMENT

Full Plant Investment	\$	4,129.31
Payment 1 Now Due:	\$	825.86
Admin Fee \$250 (1/2)	\$	125.00
Plant Investment Fee Due Now	\$	950.86
Payment 2, per annum	\$	825.86 plus interest*
Payment 3, per annum	\$	825.86 plus interest*
Payment 4, per annum	\$	825.86 plus interest*
Payment 5, per annum	\$	825.86 plus interest*

SEWER PIF 5-YEAR PAYMENT

Full Plant Investment Fee	\$	5,599.19
Payment 1 Now Due:	\$	1,119.84
Admin Fee \$250 (1	\$	125.00
Plant Investment Fee Due N	\$	1,244.84
Payment 2, per annum	\$	1,119.84 plus interest*
Payment 3, per annum	\$	1,119.84 plus interest*
Payment 4, per annum	\$	1,119.84 plus interest*
Payment 5, per annum	\$	1,119.84 plus interest*

*1% in addition to prior December 31 CPI

TOTAL FEES PAYABLE FROM PAGE 1	\$	12,143.19
Less Full Water PIF	\$	(4,129.31)
Less Full Sewer PIF	\$	(5,599.19)
1/5 Water PIF Due Now	\$	825.86
Water Admin Fee	\$	125.00
1/5 Sewer PIF Due Now	\$	1,119.84
Sewer Admin Fee	\$	125.00
Total Due for First Payment Due Now:	\$	4,610.39

EXHIBIT A



Preliminary Budget

- Enterprise Funds
- Debt Service

Aug 4, 2025





Background:

- Columbia Falls maintains a low cost, high quality Municipal Water System that is **untreated** and **sourced from three deep groundwater wells**. City water supply does not require treatment to meet Safe Drinking Water Act Standards. City does not add chlorine or fluoride to the water system.
- Aging infrastructure includes a water storage tank and the associated single water transmission main from the tank to the City. An additional storage tank and transmission main will be required within the next decade (**>\$8M**).
- City has historic water loss challenges; difficult to locate due to high soil absorption rate.
- Columbia Falls Water Rate is **among the lowest rate in the State**
 - Costs of service delivery, maintenance, and modernization exceeds the current revenue rate model.
 - Current water rates set in 2018 which included a modest rate increase with no incremental growth.
 - Base Rate is based on meter size (3/4" \$10.50; 1" \$21.00; 2" \$73.50.....12" \$2,688)
 - Usage Rate begins at \$1/1,000 gal to \$1.77/1,000 gallons

Current Water Enterprise Fund Balance:

5210	101000	Cash/Cash Equivalents	\$492,017.07
5210	102222	Bond Reserve 2005	\$35,308.00
5210	102223	Bond Reserve 2020	\$21,863.00
5210	102230	Surplus Capital	\$261,733.25
5210	102240	Replacement and Depreciation	\$586,754.00
5211	102230	Capital Expansion Surplus Capital	\$58,868.41



Priorities & Significant Projects:

- FY26 Rate Adjustment – Last adjustment was in 2018 and the costs of service delivery, maintenance, and modernization exceeds the current revenue rate model
 - Contracting a formal FY26 Water Rate Study to inform rate-level discussions.
- Water Preliminary Engineering Report – Analyze current infrastructure, model system capacities, and identify future projects to ensure the City’s infrastructure maintains sufficient capacity, resiliency, and redundancy to continue to provide safe and affordable drinking water to current residents and areas of potential growth.
- Gateway to Glacier Project: **New water mains installed on 4th Ave W, 7th St W, and 13th W**
 - \$400,000 transferred from 5211/Water Capital Expansion for City match
- 4th Ave Water Main: Replace water main North of Gateway to Glacier project to curve along Railroad St.
 - Project development and proposed funding – In Work

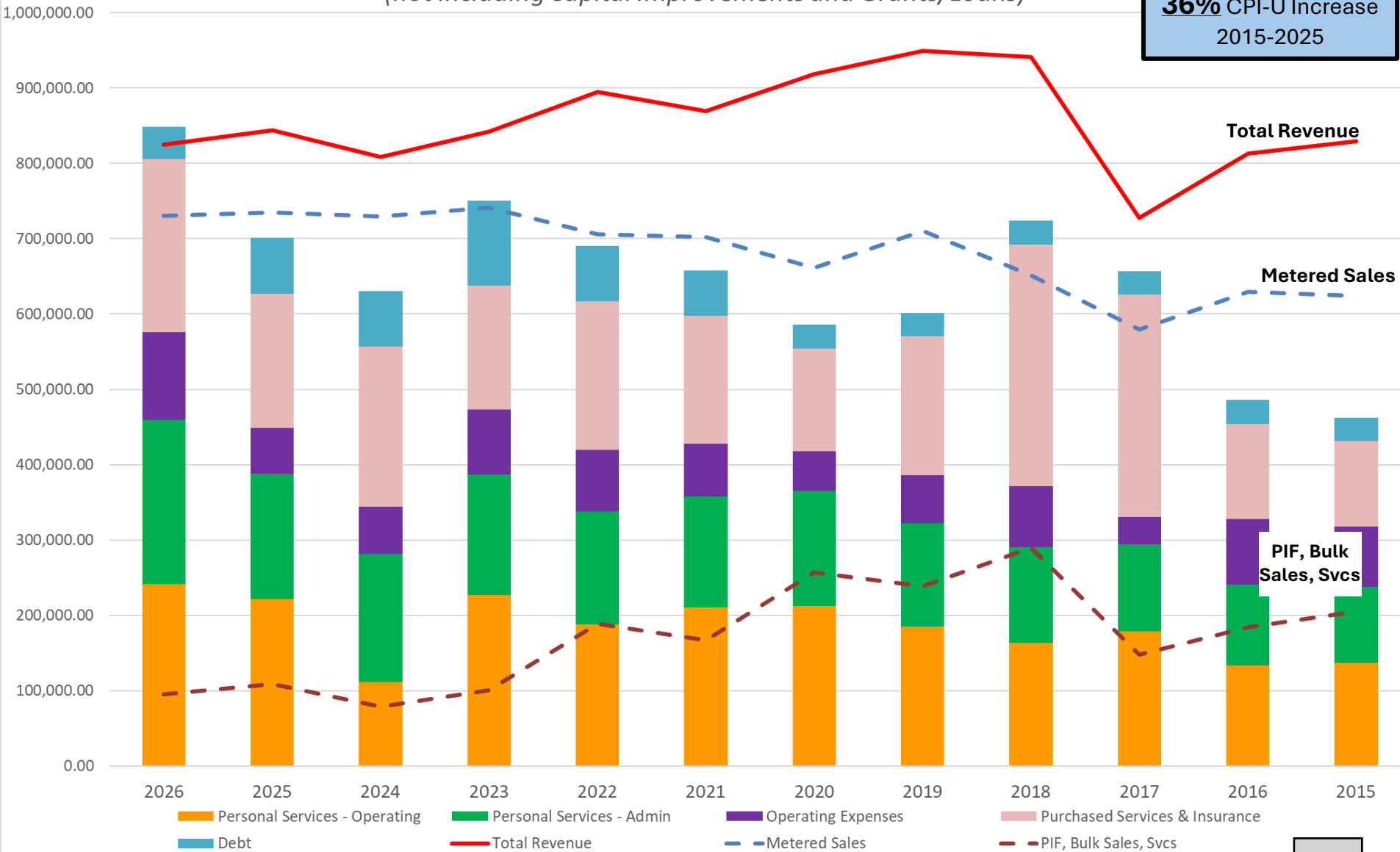
Acct/Obj	Highlighted Budget Items	FY26
430500/354	Rate Study	\$30,565
430500/354	Water System PER in support of MLUPA	\$120,000
430500/240 & 399	Horine Well Variable Frequency Drive and Motor Repair	- 38 - 00

Water Enterprise Fund Comparison of Expenses and Revenues

(not including Capital Improvements and Grants/Loans)

Item No.6.

**36% CPI-U Increase
2015-2025**





Background – Opportunities – Challenges:

- WWTP discharges into the Flathead River – most stringent compliance with state discharge permit.
- 2018 Preliminary Engineering Report (PER) recommended improvements and expansion of the WWTP
 - Only 1 of 5 recommended projects were financially feasible
 - Installation of a bioreactor and ongoing expansion increases plant capacity
 - Phase II of the WWTP Expansion Project completion projected in Fall 2025.
 - Funded by **\$2.88M** ARPA Grant; **\$1.4M** SLFRF Grant; **\$750K** in State Revolving Funds Loan/Grants
- County Landfill FY25 increased rates for WWTP Biosolid Disposal
- Columbia Falls Sewer Rate is **among the lowest rates in the State**; last rate adjustment was 2018.
 - Base Rate \$8.85/month for residential and applied to commercial, government and industrial users based on an annual equivalent usage. Sewer usage rate is billed at \$5 per 1,000 gallons.

Current Sewer Enterprise Fund Balance:

5310	101000	Cash/Cash Equivalents	\$619,722
5310	102225	Bond Reserve 2009	\$24,467
5310	102226	Bond Reserve 2025	\$11,957
5310	102230	Surplus Capital	\$313,893
5310	102235	Restricted WWTP	\$481,734
5310	102240	Replacement and Depreciation	\$586,754
5311	102230	Capital Expansion Surplus Capital	\$1,298,501



Key Projects – Staff Priorities :

- WWTP Bioreactor Project – \$5M
 - Scheduled for completion in September 2025
- Recommend a FY26 Rate Adjustment. Last rate adjustment was in 2018 and the costs of service delivery, maintenance, and modernization exceeds the current revenue rate model; remains among lowest in the state.
 - Revenue from Sewer Service Charges:
 - 2022/\$1.10M 2023/\$1.13M 2024/\$1.11M **2025/\$1.12M**
- Sewer Preliminary Engineering Report – Analyze current infrastructure, model system capacities, and identify future projects to ensure the City’s infrastructure has sufficient capacity in areas of potential growth while maintaining high standards of safety and environmental compliance.
- County Landfill Policy and Rate Changes
 - FY25 increased rates for WWTP Biosolid Disposal – *3% increase each year for next 5 years*
 - 2025 Disposal Expenditures: \$33,000 2029 Projection: \$48,000
 - Flathead County Landfill Biosolids Acceptance Moisture Level Policy (pilot program)
 - Requires biosolid moisture level >18% to increase “operational ease” at the landfill
 - City currently maintains 15%. Higher level requires increased polymer usage, drying, and compaction.
 - Polymer’s per unit cost significantly increases in FY26 (FY25: \$19.8K; FY26 Budget: \$35K)
 - Requires moisture testing of every load prior to delivery (~24 hrs/test)
 - City investigating solutions for overnight storage of trucks to prevent biosolid freezing

Acct/Obj	Highlighted Budget Items	FY26
430600/354	Rate Study	\$27,000
430600/354	Sewer System PER in support of MLUPA	\$ - 41 - 00

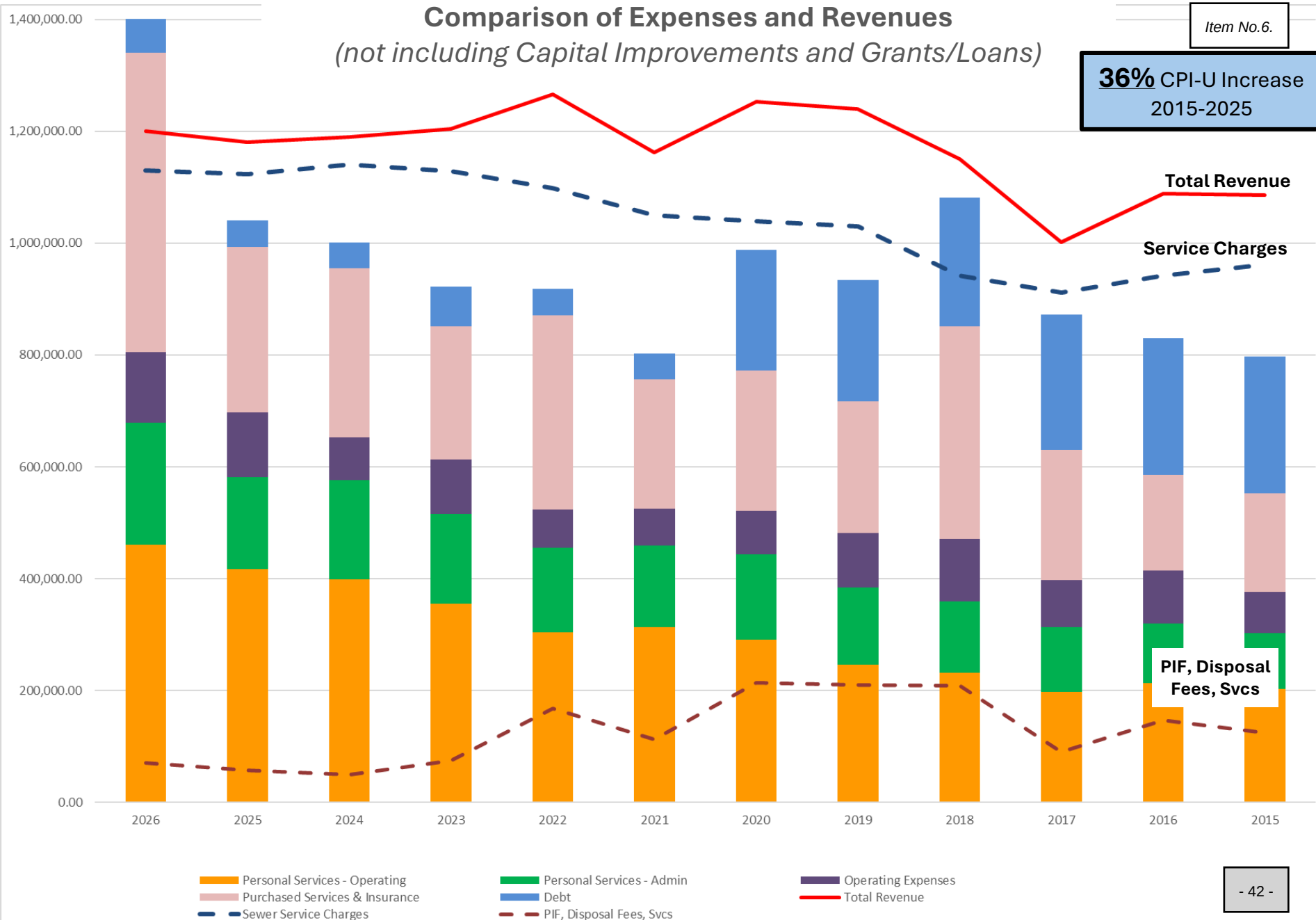
Sewer Enterprise Fund

Comparison of Expenses and Revenues

(not including Capital Improvements and Grants/Loans)

Item No.6.

36% CPI-U Increase
2015-2025





COLUMBIA FALLS MONTANA

Debt Service

Item No.6.

	Principal	Interest	Total	Balance	Notes
Fire Truck - Pumper/Rescue	\$13,089	\$4,923	\$18,012	\$130,433	Internal loan 3.87% – 2035 paid off;
SID 38 – Riverwood	\$16,393	\$8,099	\$24,492	\$195,600	Internal loan 4.16% – 2039 paid off
Water 2020	\$30,000	\$13,238	\$43,238	\$537,000	2.5% interest rate – 2040 paid off
Sewer 2009	\$42,000	\$4,234	\$46,234	\$77,000 (B) \$129,000 (C)	B – 0.75% / C – 3.0%
Sewer 2025	\$14,000	\$10,709	\$24,709	\$382,500	2.5% interest rate – 2045 paid off
Total Debt	\$115,482	\$41,203	\$156,686	\$1,451,533	



COLUMBIA FALLS MONTANA

Item No.6.

Backup



Priorities & Significant Projects:

- Attract and retain highly capable and dedicated staff
 - Maintain competitive total compensation - wages are competitive with regional municipalities
 - Invest in staff's quality of life and workplace environment
- Proposed wage **increase of 3% in cost of living**; maintain **2% experience step increase**
 - All wage/salary schedules presented to City Council Regular Meeting for decision on July 21
 - Collective Bargaining Agreements (Fraternal Order of Police and Teamsters): 3 year contract with annual 3% cost of living and 2% step; no significant changes to previous contract
 - Tentative CBA Contract presented to City Council for ratification on July 21
 - Non-Represented: same wage schedule increase (3% + 2%) as represented employees
 - Salaried: same rate increase (5%) as wage-scheduled employees
- Personnel Services budget is approximately **20% of all fund appropriations**
 - **\$4.99M** (total expenditures includes wages, overtime, health insurance, pension, workers compensation, and uniform allowances)
 - FY25 Budget: \$4.79M / Actual: \$4.37M
 - Actuals: FY22 \$3.09M; FY23 \$3.79M; FY24 \$3.98M
- **37 of 39** of funded FY26 Full Time Equivalents
 - Hiring – Accountant/Grant Management (Aug advertisement)
 - Hiring – Firefighter – 1/2 funded by rural (FY26 Q3 - awaiting SAFER grant award decision)
- CoCF provides the highest insurance contribution (families/spouses/children) but slightly lower wages compared to other regional municipalities. **City provides ~90% of all insurance plan coverage.**
 - Permissive Medical Levy pays aprox 50% of City's total costs for Medical Insurance



COLUMBIA FALLS MONTANA

Legislative – 410100

Tree City/Arbor Day – 410 Item No.6. **2**

Court – 410360/365

Administrative – 410400

Finance – 410500

Priorities & Significant Projects:

Legislative – 410100

- Non-Profit building permit reimbursement at \$1,000/property (FY26: 8-10 properties)
- ~~Geotechnical and Boring Contract (FY26 Carryover 1000/521000/820)~~

Tree City / Arbor Day – 410131/132

- Dangerous Tree Removal – ROW trees and Pinewood Park
- FY24 Urban Forestry Grant Tree Survey – Expires Sep’25; no contract and will release the grant

Administrative – 410400

- Website and Social Media improvements
- *Council Priority: Enhance community communication and transparency to meet public expectations*

Finance – 410500

- 3yr Audit for FY24-FY26 - \$110,900 (Budget FY26 \$75K; FY27 \$35.8)

Acct/Obj	Highlighted Budget Items	FY26
410100/212	Minor updates to Council Chambers to include community chairs, electrical upgrades, A/V	\$10,000
410100/390	Res 1460 – Non-Profit building permit reimbursement @ \$1,000/property (FY26: 8-10 properties)	\$10,000
410100/399	Geotechnical and Boring Contract – 2024 Hillside Sloughing 6th St E & 2nd Ave E (P	\$35,000
410131/390	Dangerous Tree Removal	\$30,000
410500/353	Audit	0

Need More Details



Priorities & Significant Projects:

Computer Systems – 410580

- FY26 IT Strategic Upgrade shifting from aging servers to cloud-based network;
 - Carryover FY25/\$15K appropriated for new servers to FY26 Cloud Transition
 - Evaluate IT Service Contract framework
- Windows 10 -> Windows 11 Upgrade
- Police CJIN IT support service

Planning & Zoning – 411000

- MT Land Use Planning Act – Growth Policy Development
- Land Use Planning Contract

Facilities Admin – 411200

- City Hall Modernization (FY26 Repaint Exterior; FY27 Court/Bathrooms/Floor; FY28 Admin)

Acct/Obj	Highlighted Budget Items	FY26
410580/212	Upgrade outdated computer hardware for Windows 10-> Windows 11 transition	\$8,000
410580/355	IT Service Contract transition from Server Based to Cloud Based	\$15,000
411000/399	City Planner Contract increase for MLUPA & Growth Policy; Land Use Planning Contract	\$140,000
411200/366	City Hall Modernization (FY26 Repaint Exterior)	0



Priorities & Significant Projects:

Law Enforcement – 420100

- Targeted Overtime Distribution (STEP, Stonegarden, Shift Coverage, In Service Training, Holiday, and Courts)
- FY26/Q3 – Cost-Benefit Analysis of a transition to modern Video and Taser Officer Safety System
 - 5 yr contract: 2.5-yr life cycle of technology upgrades; Virtual Reality training module
 - Improved data quality and reduced administrative burden for transfer of evidence/records management
 - Includes improved in-car cellular data system
- IT transition towards all Toughbook laptops and retire desktop computers; Police CJIN – IT service support.
- Annual Police Car – Cost-Benefit Analysis of technology buildouts (radar, radios, laptops, etc.) and standardized configuration (equipment, color schemes, decals, etc)
- Longterm employee retention through career opportunities (SWAT, Task Force, Instructor Roles) and improvements in training and available technology.

Fire Protection & Control – 420400

- FY26/Q3 - +1 FTE; awaiting SAFER grant awards.
- New Engine arrives in September
- Engine 433 – Engine rebuild \$40K
- Received a VFA Grant to purchase 17 portable radios - \$30K grant with 50% match from Firefighter Assn
- *Council Priority: Prioritize vehicle and equipment maintenance and up-keep due to rising replacement costs.*

Acct/Obj	Highlighted Budget Items	FY26
420100/940	Police vehicle annual purchase	\$90,000
420100/399	Integrated Video and Taser Officer Safety System; cost-benefit analysis FY26/Q3 (\$38,000/yr contract)	\$19,000
420400/361	Engine 433 engine rebuild	0



COLUMBIA FALLS MONTANA

Road & Street Svcs – 430200
Tax Increment District Fund – 0 Item No.6.
Special St Maint District – 2500
Gas Tax Fund – 2820
EDA Fund - 2959
RAISE Fund - 2995
Capital Projects – 4040
Cedar Creek Trust Fund - 2700

Priorities & Significant Projects:

Street and Sidewalk Services, Maintenance, Repairs

- Street Prioritization Plan – Council Presentation in Fall 2026
- Downtown Sidewalk and Parking Improvement Project
 - Phase 2 Construction (**TIF Fund 2310**)
 - Phase 1 & 2 – Chip sealing asphalt sections (**TIF Fund 2310**)
- Chip Sealing Projects – (**\$150K Gas Tax Fund 2820 & \$150K FY25 Carryover 1000/521000/820**)
 - 7th St E and Hilltop (Martha/Grace/Beth Rd)
- Gateway to Glacier Safety & Mobility Project – \$10M Rebuilding American Infrastructure with Sustainability and Equity (RAISE) Federal Grant (**RAISE Fund 2995**)
- 4th Ave to Railroad St/8th Ave EN Transportation Alternative Sidewalk - MDOT led project (**Fund 4040**)
 - City contribution is currently \$213,873 (13.42% of total project costs)
- 12th Ave W and RR crossing EDA Grant – project completion (**EDA 2959**)
- City Hall Parking Lot and Alley (**TIF Fund 2310**)
- Sidewalk and Path Repairs
 - Julie’s Park and 5th St W Sidewalk repair (**Cedar Creek Trust Fund 2700**)

Acct/Obj	Highlighted Budget Items	FY26
2500/2820	Chip Sealing and Road Maintenance: 7 th St E, Hilltop (Martha/Grace/Beth), and prioritized street plan	\$300,000
2700/399	Sidewalk and Path Repairs: Julie’s Park, 5 th St W Sidewalk,	\$100,000
2310	City Hall Parking Lot and Alley	- 49 -



Priorities & Significant Projects:

Parks and Recreation

- River's Edge Fishing Pier - **\$141K**
 - MT FWP grant funding - \$_____
 - Civic Organization (Rotary) donation - \$_____
 - Resort Tax Funding Infrastructure - \$_____ **(Fund 2100)**
- River's Edge Entrance Sign and Landscaping - \$10,000
- Columbus Park – Improved parking along 2nd Ave E - \$_____ **(460400)**
- Swimming Pool – \$125,000 modernization in FY26
 - Boiler Replacement – \$55,000 **(Resort Tax Fund 2100)**
 - Splash Pad Sprinkler Features Replacement - \$30,000 **(Resort Tax Fund 2100)**
 - Interior and Floor Painting; Boiler House Paint and Fascia - \$22,000 **(460445/366)**
 - Robotic Vacuum - \$8,500 **(Capital Project Fund 4010)**
 - Pool Liner Repairs - \$4,500 **(460445/360)**

Acct/Obj	Highlighted Budget Items	FY26
2100 & 4010	River's Edge Fishing Pier	\$141,000
2700/399	Swimming Pool Modernization	\$125,000
460400	Columbia Park – Parking along 2 nd Ave E	\$.



COLUMBIA FALLS MONTANA

Resort Tax Fund (2100)

Item No.6.

Background

- April 2019 – Montana Department of Commerce designated Columbia Falls a qualifying resort community under state law - tourism-based economy and population size.
- June 2020 – Voters approved a 3% resort tax authorizing a 20-year implementation period, with revenue allocations set: 55% public safety, 25% property tax relief, 14% infrastructure, 5% business collection reimbursements, and 1% city administration.
- October 2021 – Revenue collection began and will continue through September 2040.

Collection History:

FY25 - \$1,573,737
FY24 - \$1,412,783
FY23 - \$1,435,827
FY22 - \$518,453

Resort Tax Rebate History:

FY26 - \$441,480 (\$37,102 excess)
FY25 - \$371,785
FY24 - \$847,925 (\$637,960 excess)
FY23 - \$136,435

FY25 Resort Tax Analysis

Total FY25 Revenue	\$1,656,565.46
Less: 5% Business Admin Fee	\$82,828.27
Total City Collections	\$1,573,737.19
Less: FY24-25 Budgeted Revenues	\$1,536,635.00
Excess Revenue for Tax Relief¹	\$37,102.19
 Total Revenue for Distribution Calculation ²	 \$1,619,463.27
Public Safety - 55%	\$889,630.79
Other Infrastructure - 14%	\$226,451.47
City Admin - 1%	\$16,175.11
FY26 City Annual Appropriation or Reserve	\$1,133,624.29
 Tax Relief - 25%	 \$404,377.63
Excess Revenue for Tax Relief	\$37,102.19
FY26 Total Tax Relief	\$441,479.82

¹ Per state law, all excess collections above budget are added to tax relief

² Distribution Calculation is 100% of the projected budget or actual total revenue, whichever is less.



COLUMBIA FALLS MONTANA

Resort Tax Fund (2100)

Item No.6.

FY26 Appropriations

Public Safety – \$889,631

- \$323,880 3x Police Officers (fully burdened costs)
- \$255,393 2.25x Fire Fighters (fully burdened costs)
- \$90,000 Police Vehicle (annual purchase)
- \$20,000 Debt Payment for Fire Engine
- \$200,358 Reserve Cash (+\$212,927 from FY24) =
\$413,285 available for future

Infrastructure – \$226,451

- Options presented in future budget presentation, including capital improvements to Parks, Pool, Sidewalks, Roads, Facilities, etc.
- FY25 Reserve: \$302,182 (+FY26: 226,451) =
\$528,633

City Administration – \$16,175

FY26 Budget Projections

Total Resort Tax

Collections	\$1,736,842
Less: 5% kept by business	\$86,842

Net to City for

Distribution	\$1,650,000
---------------------	--------------------

City Distribution:

Public Safety - 55%	\$955,263
Other Infrastructure - 14%	\$243,158
City Admin - 1%	\$17,368
Tax Relief - 25%	\$434,211

Total - City Distribution	\$1,650,000
----------------------------------	--------------------



STAFF RECOMMENDATION: Approve FY26 Resort Tax Appropriations and Budget Projections.

- 52 -



COLUMBIA FALLS MONTANA

Background

- City of Columbia Falls established a Special Lighting District in 1949 to fund and maintain Street Lighting.
- Revenues are collected according to linear feet along lighted roadways within the district
 - FY25 Rate \$0.126423/linear ft for a total revenue of **\$30,049/yr**
 - Rates have remained unchanged since FY19; City staff recommend to maintain the current rate for FY26.
- City Municipal Code 17.14.130 - Street lights shall be installed at each street intersection, and at intermediate locations on blocks longer than 500 feet.
- Note: Existing properties and neighborhoods must vote to join the Special Lighting District.

Analysis

- Electric utility expenses for street lighting average \$31,000/yr
- Limited maintenance funds are needed for bulb replacement, pole damage, etc.
- City Staff recommends a street light addition at 3rd Ave E and Hwy 2. Staff will re-engage property owners to determine their interest. Engineering design is complete.

STAFF RECOMMENDATION: Levy Street Lighting District special assessment rate at \$30,049.



COLUMBIA FALLS MONTANA

Special Street Maintenance District Fund Item No. 6.

Background

- City of Columbia Falls established a Special Street Maintenance District to fund and maintain Street Maintenance.
- Historically, the fund has been insufficient to adequately maintain the City's streets.
 - FY10-19, the levy remained unchanged at \$301,000
 - FY20-23, the levy increased to \$316,000
 - FY24, the City Staff recommended a 4.4% increase with a projected **5% increase per year for the following four years (FY25-FY28)**.
 - FY25 - \$346,500; **FY26 - \$363,825**; FY27 - \$382,016; FY28 - \$401,117
- Revenues are collected according to square footage for properties along City streets.

Analysis

- Streets Maintenance District's expenditure budget is greater than \$600,000/yr
 - Supplemented by the Gas Tax Fund and General Fund
- FY26 Projects – Street Assessment is ongoing; street prioritized plan will be presented in Fall '26.

STAFF RECOMMENDATION: Levy Street Maintenance District special assessment rate at \$363,8



COLUMBIA FALLS MONTANA

Gas Tax Fund (2820)

Item No.6.

Background

- City receives a monthly disbursement for a share of state fuel-tax collections based on a road-mileage/population formula. Funds can be used for construction, reconstruction, maintenance and repair of streets and alleys.
- FY26 budget projection is **\$230,477**
 - FY25 - \$224,389
 - FY24 - \$235,306; FY24 (special one-time) - \$196,574
 - FY23 - \$93,346;
 - FY22 - \$100,141

Analysis

- Streets Maintenance District's expenditure budget is greater than \$600,000/yr
 - Supplemented by the Gas Tax Fund and General Fund
- FY26 Projects – Street Assessment is ongoing; street prioritized plan will be presented in Fall '26.

STAFF RECOMMENDATION: Gas Tax Fund presentation is for information purposes only.

- 55 -



COLUMBIA FALLS

City Manager's Report

Item No.7.

City Calendar

4 Aug: City Council Regular Mtg

- **Public Hearing** - Preliminary Budget – Debt Service, Water/Sewer Enterprise Funds

5 Aug: Certified Tax Values Received

18 Aug: City Council Regular Mtg

- **Public Hearing** - Final Budget and Levies

20 Aug: Government Study Commission

27 Aug: Open House Downtown Parking & Sidewalk Project

2 Sep: City Council Regular Mtg

- **Public Hearing** - Adopt Budget

4 Sep: Government Study Commission

- **Public Hearing** - Final Report

15 Sep: City Council Regular Mtg

30 Sep: Budget Submission



Staff Highlights

City Manager

- FY26 Budget Development
- Gateway to Glacier Safety & Mobility Project Temp Construction Easements – Ongoing
- Tamarack Meadows Subdivision Review
- MDOT Speed Limits
- Greater Open Spaces City Manager Association Conference – Kalispel: 6-8 Aug

Finance & Admin

- FY25 Budget Closeout
- FY26 Budget Development
- Audit – Ongoing

Public Works & Planning

- Horine Well – Online
- Street Line Painting
- 2nd Ave E Hill Sloughing - GeoTech
- WWTP Expansion and Modernization Project
- Sidewalk and Parking Improvements - Phase 2

Fire

- Robert Trinastich Pancake Breakfast

City Manager Report

Item No.7.

• City Council Election – November 4, 2025

- Candidates can contact the City Manager to schedule a Candidate Preparation Session.

• Council and Community Inquiries:

- **Tamarack Meadows Subdivision** – Flathead County Planning Director, Erik Mack, sent a letter to Mr. Paul Kruger summarizing the County's position on this citizen's complaint. The City Staff is reviewing and will provide a summary report to Council on August 18th. Flathead County maintains jurisdiction for compliance enforcement.

• **Montana Department of Transportation Speed Studies**



- MDT conducts studies in cooperation with local gov't.
- Ongoing area studies – *Briefed to Council this Fall*
 1. **Nucleus to Columbia Heights**
 2. **North Fork Rd**
- MDT Process (12-18 months)
 - Analyzed criteria include:
 1. 85 percentile speed based on data collected
 2. Roadway/Roadside characteristics
 3. Crash/Citation data
 - MDT presents data to local gov't(s) to kickoff public comment period (60-120 days)
 - Report and Public Comment is presented to Transportation Committee for decision.
- More information: <https://www.mdt.mt.gov/visionzero/roads/speed-limits.aspx>

• Capital Improvement Projects: City Staff is available to discuss current project details

- **Gateway to Glacier Safety & Mobility Project** (www.columbiafallsgatewaytoglacier.com)

Increasing public interest concerning impacts to the right of way in vicinity of residences

- **Temporary Construction Easements (ongoing)**
 - Advertise for bids in Oct; Open House in Nov/Dec; Construction in Mar 2026
 - **Downtown Sidewalk and Parking Improvement – Phase 2**
 - Open House – August 27th at 6PM
 - **Railroad St Pathway Project** (MDT-led project)
-
- **Destination Marketing Office Resident Sentiment Survey** (closes Sep 14)
 - *As tourism continues to grow in Columbia Falls and the surrounding area, we want to hear from the people who matter most — you, our residents. Your feedback will help local leaders, businesses, and tourism organizations better understand how tourism is impacting our community — both the benefits and the challenges.*
 - Laura Gadwa, Executive Director Columbia Falls Destination Marketing Office
 - <https://www.surveymonkey.com/r/2XBZPJF>



• League of Cities - 2025 Legislative Session – Land Use Highlights

- MLUPA & MAID vs Montana
- Parking Requirements
- Downtown Building Heights
- Manufacture Housing same as stick-built construction
- Tax Increment Financing
- Blight Definition

8/4/2025

Visit the City of Columbia Falls Website and Contact Us for Questions

<https://www.cityofcolumbiafalls.org/>
<https://www.cityofcolumbiafalls.org/contact-us>





2025 LEGISLATIVE SESSION

Montana League of Cities and Towns

Tax Increment Financing

SB 1 - Definition of Blight - Modernizes the definition of blight

- ❑ Removes outdated references to morals, disease, ill health, menace, etc.
 - ❑ Requires at least 3 conditions to establish blight
 - ❑ Removes bad planning, title issues, faulty lot layout, overcrowding, and inappropriate mix of uses as grounds for blight
 - ❑ Does not affect eligible expenditure of funds
- Eff. 4-03-2025*

Tax Increment Financing

HB 19 - Hearing before bonding - Public hearing before bonding beyond year 15 with notice to other taxing jurisdictions in the URA or TEDD. *(Applies to the pledge of tax increment to the payment of bonds on or after 2-27-25)*

SB 3 - Membership of URA and TEDD advisory board -

- ❑ Modifies the membership of an board of commissioners or advisory committee to a URA or TEDD. Minimum of 5 members, must include a representative from county and school district. No maximum member requirement.
- ❑ *Eff. 10-1-2025*, unless it is a URA under 7-15-4234 then at URA board of commission vacancy or next appointment by mayor.

Land Use and Planning

SB 121 - MLUPA clean up bill

- ❑ Adds MLUPA public participation plan to Title 2 legislative provisions for constitutional rights
- ❑ Continues extraterritorial zoning within MLUPA; clarifies difference between county zoning and county subdivision regulations
- ❑ Fixes cross-reference for use of MFE board
- ❑ Allows for continued participation in a city-county planning board

Land Use and Planning

SB 121, cont. - MAID v State of Montana – temporary provisions terminate June 30, 2027

- ☐ Removes requirement that public participation plan advise public to participate earlier in the process
- ☐ Provides new site-specific development application 15-day written comment period for all applications to address district court decision.
- ☐ *Eff. Date 5-8-2025; terminates 6-30-2027*

Land Use and Planning

SB 133 – Impact Fees

- ☐ Removes administration fee of 5%
- ☐ Prohibits local governments from adopting impact fees for purposes not listed in the statute
- ☐ Limits impact fees from increasing more than the full rate of inflation, as determined by the producer price index.
(Eff. 10-1-25)

SB 243 – Building Heights - Expands SB 245 from 2023 – building height allowed at minimum 60 feet for by-right mixed-use buildings in downtown, heavy commercial, and industrial zones. *(Eff. 10-1-26)*

Land Use and Planning

HB 492 – Minimum Parking Requirements – Cannot require any parking spaces for:

- ☐ child-care facilities;
- ☐ deed-restricted affordable housing units;
- ☐ assisted living facilities; or
- ☐ existing or vacant buildings undergoing a change of use.
- ☐ HALF a parking space for residential units under 1,200 sf*
- ☐ ONE parking space for each residential unit over 1,200 sf

*MLUPA cities – NO parking spaces for any residential units under 1,200 square feet
(Eff October 1, 2026)

Land Use and Planning

SB 252 – Manufactured and Factory-Built Housing - Codifies caselaw that municipal and county zoning regulations treat manufactured and factory-built housing the same as stick-built housing. *(Eff. 10-1-25)*

SB 214 – Non-conforming uses

- ☐ Prohibits external board review for compliance with any historical or other local design review standards.
- ☐ Requires any ambiguity or uncertainty in zoning regulations regarding a non-conforming use to be interpreted in favor of the use. Make sure zoning ordinance is clear that uses not specifically listed are not allowed.
(Eff 5-5-2025)

Land Use and Planning

SB 553 – Generally revise state policy laws

- ❑ Prohibits airplane carriers from terminating travel credit
- ❑ Passed Senate Business Labor and Economic Affairs and Senate 2nd and 3rd reading beginning of April and transmitted to House.
- ❑ Heard in House Business and Labor then amends on executive action:
 - ❑ Changes energy and telecommunications interim committee to the energy and technology committee (D Zolnikov)
 - ❑ Prohibits food service establishments from preparing and serving fresh kratom products for consumption on premise (E Buttrely)
 - ❑ Authorizes latecomer agreements: restricts ability of local governments to require land dedication for parks and recreation as condition of subdivision approval (T Nelson)
- ❑ Fails on House floor on 2nd reading; reconsidered and amended taking out kratom amendment; passed and goes to House Appropriations

Land Use and Planning

SB 213 – Single-stairway building code

Allows certain residential buildings classified as group R-2 occupancy to have a single stairway serving as an exit for all units. This provision applies under specific conditions:

- ❑ the building must have no more than six stories above grade,
- ❑ contain no more than four dwelling units on one floor,
- ❑ be equipped with an automatic sprinkler system, and
- ❑ each unit must have at least one window or other emergency exit provision. (Eff. 10-1-25)

SB 33 – State buildings reviewed by state building code department

Provides that all state buildings shall be reviewed by state building code officials, not local certified municipalities

(Eff. 10-1-2025)

Land Use and Planning

SB 553. cont.

- ❑ House Approps hears it on April 23, less than 3 minutes to explain no longer a fiscal impact because airline charge removed.
- ❑ House passed on 3rd and returns to Senate to concur in amendments; learned of amendments that morning and worked with lobbyist to modify them
- ❑ Sponsor refused amendments and do not concur passed 30-20 mixed vote
- ❑ Why am I telling you about this bill???

Eff. Date 5-12-2025

Land Use and Planning

SB 404 – Report building permits to DOR

Requires local governments to send copies of building and electrical permits for new construction to the Department of Revenue within 90 days of the permit's issuance. (Eff. Date 10-1-25)

HB 427 – Provide citation for delay or stop work order

Municipality must provide the text or citation of specific sections of the building code causing a delay of a completed application or stop work order.

- ❑ Must provide within 7 business days of request
- ❑ Penalty of \$50 for each day beyond the response period until provided
- ❑ Does not apply to "standard review period"

(Eff. Date 10-1-25)



COLUMBIA FALLS MONTANA

Item No.7.

Budget Plan of Action & Milestones

Foster a fiscally responsible and forward-thinking community by embracing an incremental budgeting approach that ensures the continuity and enhancement of essential municipal services. The City is committed to strategically investing in capital improvements that strengthen our infrastructure, prioritizing public safety and public health, and maintaining the high level of service our residents expect and deserve.

17 Apr	Department Budget Worksheets
5 May	Council Regular Session – Budget Action Plan
28-15 May	Staff Budget Development
14 May	Staff Insurance Committee
19 May/6PM	Council Budget Workshop (FY25-26 Budget Goals, Priorities)
19 May	Council Regular Session
2 Jun/6PM	Council Personnel Committee
2 Jun	Council Regular Session
5 Jun/5PM	Council Public Works Committee
5 Jun/6PM	Council Public Safety Committee
16 Jun/6PM	Council Parks and Rec Committee
16 Jun	Council Regular Session
16 Jun	Notification of Public Hearing
7 Jul	Council Public Hearing for Preliminary Budget
21 Jul/6PM	Council Workshop (Final Budget Thoughts and Council Priorities)
21 Jul	Council Public Hearing for Preliminary Budget
4 Aug	Certified Tax Values Received
4 Aug	Council Public Hearing for Budget
18 Aug	Council – Final Budget and Levies
NLT 30 Sep	Budget Submission

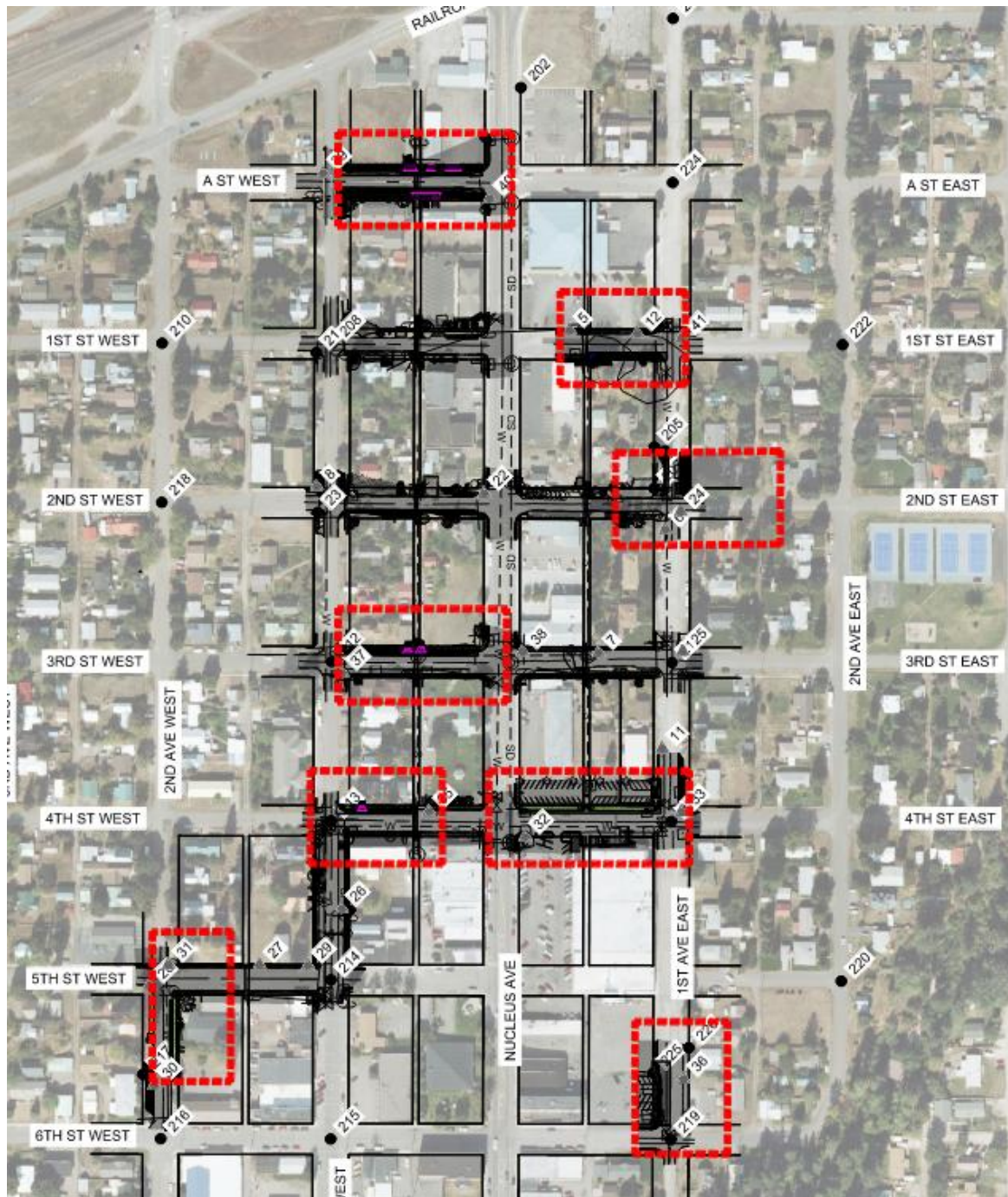
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OPEN HOUSE ANNOUNCEMENT

SIDEWALK AND PARKING IMPROVEMENTS PROJECT – PHASE 2

The City of Columbia Falls invites community members to a public open house on **Wednesday, August 27, 2025, at 6:00 PM** to learn more about **Phase 2** of the **Sidewalk and Parking Improvements Project**. The project includes adding and replacing sidewalk, curb, and gutter along sections of A Street W, 1st Street E, 2nd Street E, 3rd St W, 1st Ave E, 4th St W, 4th St E, and 2nd Ave W. The open house will take place in the **City Council Chambers** at **Columbia Falls City Hall**, located at **130 6th Street West**. City staff will provide an overview of the proposed improvements and be available to answer questions and hear public input. A vicinity map highlighting the project area (outlined in red) will be available for review at the meeting.



**CITY OF COLUMBIA FALLS
CORRESPONDENCE LIST
COUNCIL MEETING
August 1, 2025**

07/31/25 – Montana League of Cities and Towns Annual Conference

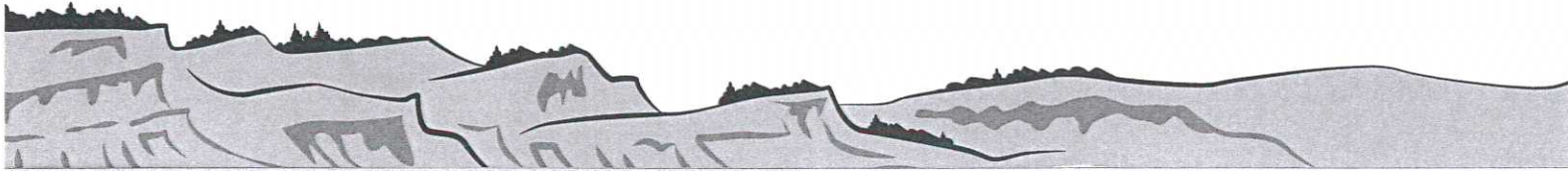
08/01/25 – Letter from DEQ – PFAS Sampling Update – Temporary
Pause, PWSID MT



DOUBLETREE BY HILTON HOTEL IN BILLINGS, MT | OCTOBER 15 – 17

KEYNOTE SPEAKER: MICHAEL PUNKE

Author of *The Revenant* | Former U.S. Ambassador | Public Policy Leader



Join us at the League's 94th Annual Conference, LOCAL MOMENTUM, taking place at the DoubleTree Hotel in Billings, MT, October 15 – 17, to hear from **Michael Punke, Montana-based, best-selling author, and former U.S. Ambassador.** Michael's journey from **rural roots to international leadership** is a powerful reminder that **local leadership is where real MOMENTUM begins.** The Conference will also feature presentations loaded with real-world tools and tips, peer-led sessions on local leadership, opportunities to build your network, and more!

Montana League of Cities and Towns
700 W Custer Ave
Helena MT, 59602

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Barb Staaland
Clerk
Columbia Falls
130 6th St W Ste A
Columbia Falls, MT 59912-3615
|||

Early bird pricing expires on
September 1st so be sure to
REGISTER NOW at
mtleague.org/events/conference



July 14, 2025

RECEIVED

AUG 01 2025

CITY OF COLUMBIA FALLS

BARB STAALAND
COLUMBIA FALLS CITY OF
130 6TH STREET WEST
COLUMBIA FALLS MT 59912

RE: PFAS Sampling Update – Temporary Pause, COLUMBIA FALLS CITY OF, PWSID MT0000181

Dear Barb Staaland:

We're writing to provide an update regarding PFAS sampling for your system. Due to ongoing federal litigation challenging the EPA's PFAS National Primary Drinking Water Regulation (NPDWR), we are temporarily pausing both the execution of our laboratory contract and the associated payment process.

The EPA is expected to respond to the litigation by **July 21, 2025**, following a court-approved extension, with final resolution anticipated in the fall. These proceedings may affect implementation timelines and could result in changes to the Maximum Contaminant Levels (MCLs) in the final regulation.

Montana DEQ is committed to covering future sample analysis costs for public water systems serving fewer than 10,000 people. However, we are asking systems to pause PFAS sampling plans until further notice.

Until the lab contract is finalized, **please contact me before collecting any PFAS samples**. Samples collected prior to EPA's resolution or outside the scope of the finalized contract may not be eligible for reimbursement, as we cannot guarantee retroactive payment for analyses performed by non-contracted laboratories.

We will issue a follow-up letter once the litigation concludes and a contract is in place, outlining payment and reimbursement procedures and providing additional guidance on initial monitoring. In the meantime, we encourage you to review the available guidance documents found on the DEQ PFAS Rule page and begin developing your sampling plan.

We appreciate your patience as we complete this process to support Montana's water systems. For more information, visit Montana DEQ PFAS Guidance at <https://deq.mt.gov/water/Programs/dw>.

If you have questions, please contact me at 406-444-3425 or neal.murray@mt.gov.

Best regards,

Neal Murray
PFAS Rule and Emerging Contaminants Grant Manager
DEQ Public Water Supply Bureau

Cc: KALISPELL OFFICE PWS File, FLATHEAD County Sanitarian

*City of Columbia Falls
TWD*

Item No.9.

- 66 -

Columbia Falls Fire Department Incident Breakdown

Item No.9.

2025	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	YTD	2025
Dispatches	33	29	24	33	26	23	49						217	Dispatches
ALS Medical Total	0	3	0	1	0	0	0						4	ALS Medical Total
BLS Medical Total	16	9	8	15	12	7	16						83	BLS Medical Total
Medical CPR	0	2	0	1	0	0	0						3	Medical CPR
Medical ALS	0	1	0	1	0	0	0						2	Medical ALS
Medical BLS	5	5	2	4	4	2	5						27	Medical BLS
Medical Lift Assist	3	4	2	6	2	2	2						21	Medical Lift Assist
MVA with injury	4	0	2	1	2	2	5						16	MVA with injury
Extrication	0	0	0	0	0	0	1						1	Extrication
Ambulance Driver	0	0	0	1	0	0	2						3	Ambulance Driver
MVA non injury	4	0	0	4	4	1	3						16	MVA non injury
Airport Emergency	0	0	0	0	0	0	0						0	Airport Emergency
Traffic Control	0	0	0	0	0	0	0						0	Traffic Control
HazMat	4	0	0	2	1	2	0						9	HazMat
Hazardous Conditions	4	0	0	3	2	2	7						18	Hazardous Conditions
CO	0	0	0	0	0	0	0						0	CO
Gas Leak/Odor inside	2	0	0	0	1	0	1						4	Gas Leak/Odor inside
Gas Leak/Odor outside	2	0	0	0	0	1	1						4	Gas Leak/Odor outside
Powerline	0	0	0	3	1	0	4						8	Powerline
Other	0	0	0	0	0	1	1						2	Other
Service	0	1	0	1	0	1	3						6	Service
Good Intent	1	1	3	0	2	1	3						11	Good Intent
Fire Alarm	1	1	0	1	1	2	5						11	Fire Alarm
False Alarm	1	2	1	0	0	0	2						6	False Alarm
Illegal burn	0	0	2	1	1	1	2						7	Illegal burn
Smoke Investigation, outside	0	0	0	0	0	0	0						0	Smoke Investigation, outside
Smoke Investigation, inside	0	0	0	0	0	0	0						0	Smoke Investigation, inside
Cancelled enroute	6	3	9	3	4	9	7						41	Cancelled enroute
Fire, residential	4	2	1	0	1	0	1						9	Fire, residential
Fire, chimney	0	2	0	0	0	0	0						2	Fire, chimney
Fire, commercial	0	3	0	1	0	0	1						5	Fire, commercial
Fire, vehicle	0	1	0	0	1	0	0						2	Fire, vehicle
Fire, vegetation, grass	0	0	0	1	0	0	1						2	Fire, vegetation, grass
Fire, vegetation, wildland	0	0	0	0	1	0	0						1	Fire, vegetation, wildland
Dispatch Totals	33	29	24	33	26	23	49						217	Dispatch Totals
Structure fires (In District)	1	4	0	1	0	0	0						6	Structure fires
Structure fires (Mutual aid)	3	1	1	0	1	0	2						8	
Acres burned	0	0	0	0.5	0	0	0.03						0.53	Acres burned

Columbia Falls Fire Department July 2025 Inspections

Item No.9.

[illegible]

**Columbia Falls Police Department
Monthly Activity Report
July 2025**

Police	July					5 Year Average
	2025	2024	2023	2022	2021	
Arrests (Total)	39	38		25	36	35
Adult	38	34		22	32	32
Juvenile	1	4		3	4	3
Accidents Investigated	23	27		18	25	23
Stolen Property (Value)	12788	1138		16234	12515	10669
Stolen Property (Recovered)	0	5196		3185	6230	3653
Criminal Mischief (Incidents)	1	2		7	1	3
Damage Amount	1000	0		1680	20	675
Misdemeanor Citations Issued	204	236		200	357	249
Traffic Offenses	194	217		183	348	236
Cell Phone Viol.	4	10		13	10	9
DUI Offenses	15	12		4	12	11
Drug Offenses	0	2		7	0	2
Traffic Stops	470	365		311	500	412
Court Fines and Forfeitures	23,490	28,467		18,617	32,186	25690
Miles patrolled	7,676	8,364		5717	9040	7699
911 Phone Calls	329	303		126	206	241
Incident Reports	1202	1019		973	1406	1150
Domestic Abuse/Assault	22	29		27	41	30
Felony Investigations	4	3		6	7	5
Business Check	115	81		73	84	88
Welfare Checks	18	11		11	12	13
Citizen Assist	44	60		64	51	55
Agency Assist	39	26		26	42	33